

Tendring Infrastructure Delivery Plan Review

Tendring District Council

Final Report

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1. Introduction

- 1.1. Navigus Planning was appointed by Tendring District Council in July 2018 to undertake a review of the Tendring Infrastructure Delivery Plan, published in October 2017¹ in relation to three strategic development sites proposed for allocation in the Tendring Local Plan Publication Draft (June 2017).
- 1.2. As a result of representations received at the Publication Draft consultation stage, the Council has identified areas where modifications might be needed to address certain issues. One area in need of modification is the Council's policies in term of the provision of infrastructure. The need to review these policies arises from:
- questions raised by the Planning Inspector during the Section 1 Local Plan Examination in respect of the infrastructure requirements for Tendring;
 - changes in the planning status of allocated sites which ought to be reflected within the policies of the Local Plan;
 - objections to the allocation of sites in the Local Plan on the basis of their infrastructure requirements and their ability to deliver the proposed development, in particular, within the timeframe stated in the Local Plan.
 - a review of the infrastructure requirement of the proposed alternative sites by objectors;
 - limited evidence on the deliverability of infrastructure as part of the larger mixed-use allocations in the Local Plan.
- 1.3. As a result of this, three Strategic Allocation Mixed Use (SAMU) sites require in-depth analysis and review of their infrastructure requirements. The current requirements for the three sites are as follows:
- **SAMU1: Edme Maltings Mistley**
 - 150 new homes;
 - 0.13 hectares of employment land;
 - Recreation and leisure uses;
 - S106 requirements:
 - Capacity/safety improvements to the local highway;
 - Enhancements to public transport, cycle, pedestrian, and bridleway infrastructure;
 - Enhancements to the Essex Way;
 - Financial contributions to primary and secondary education provision as required by the Local Education Authority.
 - **SAMU2: Hartley Gardens**
 - 1,700 new homes, with 630 homes delivered in the plan period;
 - 7 hectares of employment land;
 - 2.1 hectares of land for a new primary school with co-located 56 place early years and childcare facility (D1 use) as required by the Local Education Authority;

¹ Navigus Planning and Troy Planning + Design (2017) *Tendring Infrastructure Delivery Plan*, for Tendring District Council

- 10 hectares of public open space.
- S106 requirements:
 - Inclusion of a new link road between the A133 and B1027 along the northern western boundary of the site. The principal points of vehicular access must be from the new link road;
 - Capacity and/or safety enhancements to the local highway network where necessary;
 - Enhancements to public transport, cycle, pedestrian and bridleway infrastructure where necessary;
 - Inclusion of appropriate flood risk mitigation measures and sustainable urban drainage systems (SUDs);
 - Upgrades to both water treatment infrastructure, network, water and drainage strategy to serve the new development;
 - Financial contributions to early years and childcare, primary and secondary education provision as required by the LEA;
 - Financial contributions towards other community facilities such as health provisions as required by the NHS/Clinical Commissioning Group.
- **SAMU3: Oakwood Park, Clacton**
 - 918 new homes, with 670 homes delivered in the plan period. 180 dwellings should address a specific requirement for accommodation designed for the needs of older people;
 - 3.3 hectares of open space;
 - 2.1 hectares of land for a new primary school with co-located 56 place early years and childcare facility (D1 use) as required by the Local Education Authority through Section 106 Planning Obligations;
 - 2.04 hectares of land for care and extra care facilities;
 - 1.93 hectares of land for a local centre; and
 - 1.0 hectare of land for health care facilities.
 - S106 Requirements:
 - capacity and/or safety enhancements to the local highway network where necessary;
 - enhancements to public transport, cycle, pedestrian and bridleway infrastructure where necessary;
 - financial contributions to early years and childcare, primary and secondary education provision, as required by the Local Education Authority;
 - upgrades to the water treatment infrastructure and network;
 - financial contributions towards community facilities such as health provision as required by the NHS/Clinical Commissioning Group.

1.4. The extent of each of these sites is shown in Figures 1.1 to 1.3 below.

Figure 1.1: EDME Maltings, Mistley site (SAMU1)



Figure 1.2: Hartley Gardens site (SAMU2)

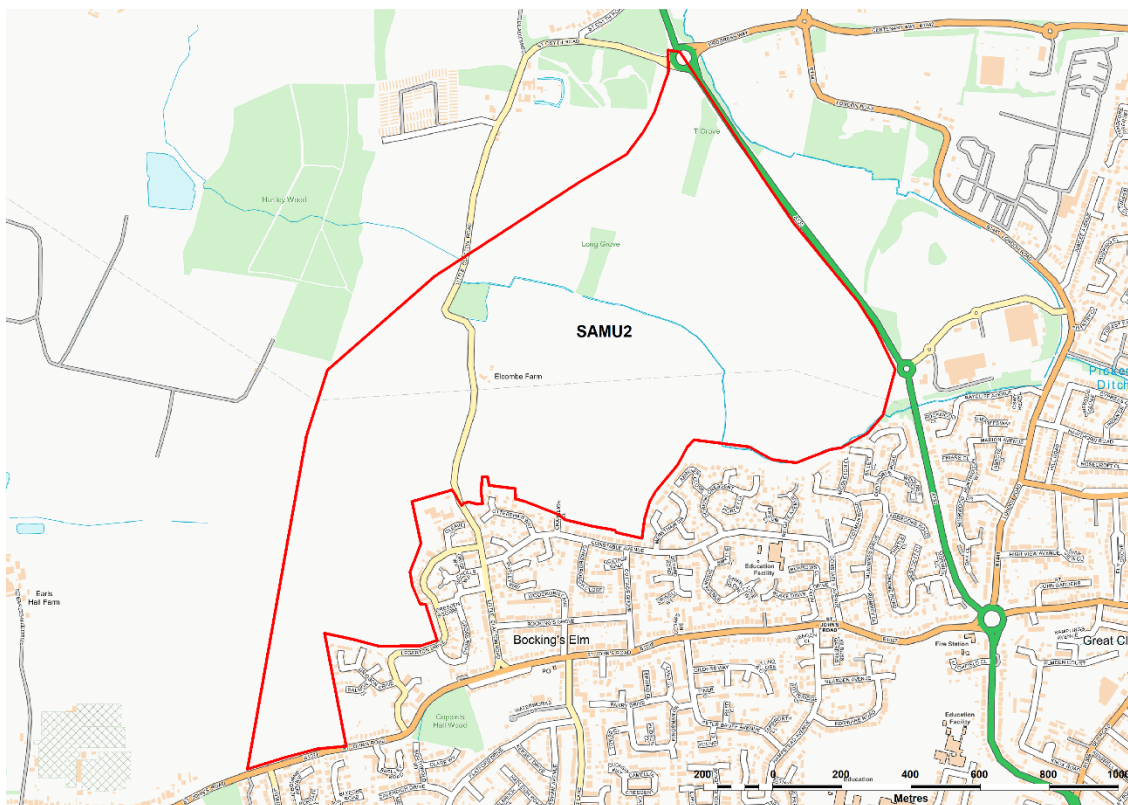
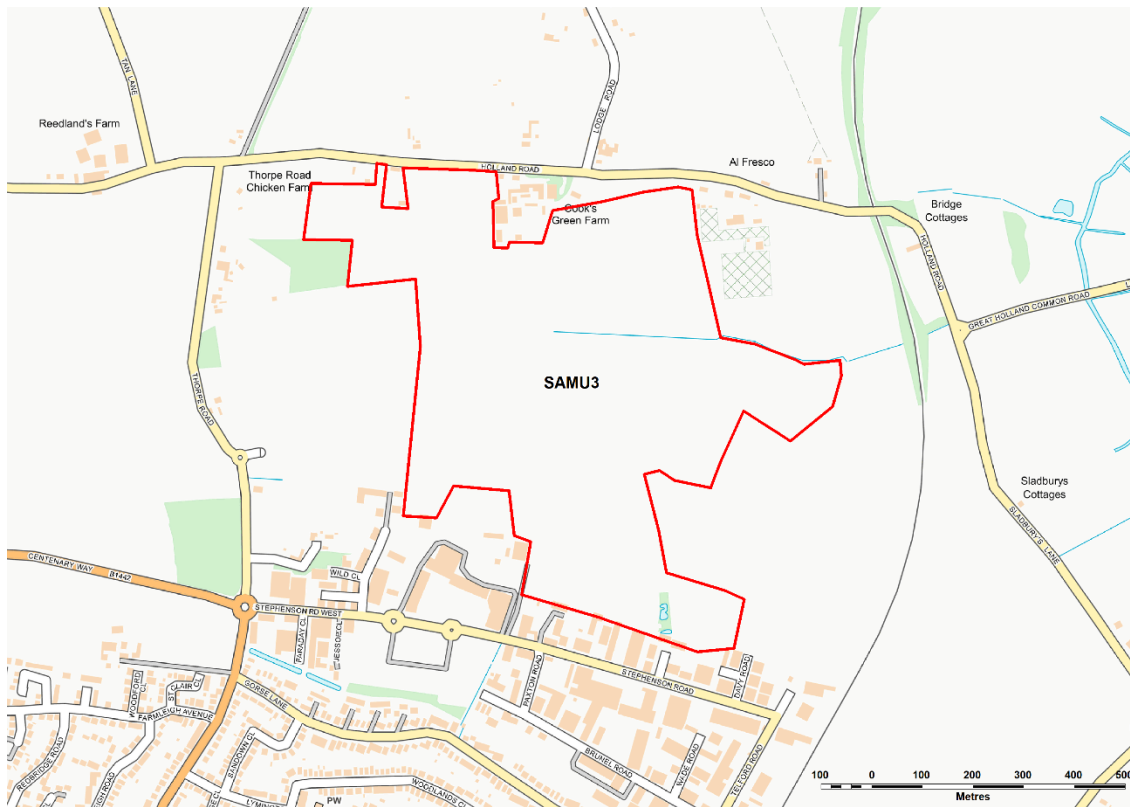


Figure 1.3: Oakwood Park, Clacton site (SAMU3)



1.5. The phasing and dwelling split for each site is shown in Table 1.1.

Table 1.1: Phasing and dwelling split

No. of dwellings	Plan period														
	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033
SAMU1: EDME Maltings	0	0	0	0	0	0	0	0	0	0	0	20	40	50	40
SAMU2: Hartley Gardens	0	0	0	0	0	30	30	30	60	60	60	90	90	90	90
SAMU3: Oakwood Park	0	0	0	35	35	35	35	35	45	75	75	75	75	75	75

No. of dwellings	Post plan period											
	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	2041/ 2042	2042/ 2043	2043/ 2044	2044/ 2045
SAMU1: EDMC Maltings												
SAMU2: Hartley Gardens	90	90	90	90	90	90	90	90	90	90	90	80
SAMU3: Oakwood Park	75	75	75	23								

Dwelling mix	SAMU1	SAMU2	SAMU3
1 bed flat	25%	5%	0%
1 bed bungalow	0%	0%	4%
1 bed house	0%	0%	5%
2 bed flat	30%	5%	0%
2 bed bungalow	0%	0%	15%
2 bed house	8%	10%	18%
3 bed flat	12%	0%	0%
3 bed bungalow	0%	0%	17%
3 bed house	20%	40%	21%
4 bed bungalow	0%	0%	9%
4 bed house	5%	30%	11%
5 bed house	0%	10%	0%

1.6. The assessment covers the following infrastructure areas:

- Schools and early years and childcare
- Health and social wellbeing
- Utilities
- Transport, including pedestrian facilities
- Flood defences
- Emergency services
- Waste
- Social and community (including libraries, allotments and community halls)
- Leisure and recreational facilities (including children's play, youth and sports facilities)
- Open space/green infrastructure

1.7. The requirement is to create an infrastructure assessment which will show the following:

- What infrastructure is required and how it will be provided (e.g. co-location, etc).
- Who is to provide the infrastructure.
- How will the infrastructure would be funded.
- When the infrastructure could be provided.

1.8. Discussions and meetings have taken place with a variety of infrastructure providers, agencies and other key stakeholders in order to ensure a comprehensive understanding of what is needed. This process has enabled these infrastructure providers to think more strategically in terms of future provision and the challenges brought about by significant growth in the long term. This IDP review document, alongside the 2017 IDP, brings all these agencies' plans together in one document. This should encourage inter-relationships between parties and provides an opportunity to share information and possibly infrastructure.

1.9. The infrastructure assessment for most infrastructure items, presents the 'worst case scenario' in terms of needs. In the case of social, community, leisure and green infrastructure needs, this is because the methodology for establishing the scale of need is based on calculations per head of the population. In reality, some of the infrastructure will be provided either in the form of improvements to existing facilities or as co-located facilities. In particular, the latter will become a growing trend which recognises the limited amount of funding available.

1.10. Co-location is likely to take many forms. Schools are increasingly looking to raise revenue by hiring out sports pitches and other facilities outside of school hours. Equally, the shift in primary healthcare provision to larger health hubs means larger buildings that could share facilities with other health providers – opticians, dentists, physiotherapists, etc – but also equally with a range of other uses, both commercial and community, e.g. retail, community centres, libraries, etc.

2. Relevant changes in planning policy and guidance

- 2.1. The October 2017 version of the Tendring Infrastructure Delivery Plan provides a summary of relevant national and local planning policy. This section briefly considers amendments to that framework.

National planning policy and guidance

- 2.2. In July 2018, the revised National Planning Policy Framework (NPPF) was published. This takes the same approach as the superseded NPPF, stating at paragraph 20 that local planning authorities should include strategic policies which make sufficient provision for:

“b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure).”

- 2.3. Further advice is contained in the national Planning Practice Guidance:

“At an early stage in the plan-making process strategic policy-making authorities will need to work alongside infrastructure providers, service delivery organisations, other strategic bodies such as Local Enterprise Partnerships, developers, landowners and site promoters. A collaborative approach is expected to be taken to identifying infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will need to:

- assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Where deficiencies are identified, policies should set out how those deficiencies will be addressed; and*
- take account of the need for strategic infrastructure, including nationally significant infrastructure, within their areas.”* (Paragraph: 055 Reference ID: 61-055-20180913)

Emerging Local Plan policy

- 2.4. Part 1 of the emerging Local Plan covers strategic matters and has been jointly prepared by Braintree, Colchester, Essex and Tendring Councils (the North Essex Authorities) along with Essex County Council. It covers the period 2013 to 2033. Following the Examination in Public in early 2018, the Inspector raised various matters relating to the Garden Communities. As a result, the North Essex Authorities have committed to undertake further work in order to address these matters. It is expected that the Examination in Public will reconvene in Autumn 2019.
- 2.5. Part 2 of the Local Plan contains policies relating solely to Tendring district for the same period. As a result of the delays to the Part 1 Plan, the Part 2 Plan cannot come forward until the Part 1 Plan has been adopted. This is not expected to be until early 2020.
- 2.6. Whilst some of the issues which are being addressed through further work on the Part 1 Plan relate to infrastructure, none of these have a direct impact on the sites assessed in this IDP Review.

DETAILED ASSESSMENT OF STRATEGIC ALLOCATION MIXED USE (SAMU) SITES

The following sections present the detailed infrastructure needs for the three SAMU sites. In each case, where the assessment has not identified an infrastructure need different from that in the 2017 Infrastructure Delivery Plan, it briefly indicates this but does not repeat the relevant text in that document. The two reports should therefore be read together.

3. Education

- 3.1. Essex County Council (ECC) has statutory duties to facilitate Early Years and Childcare (EY&C) provision within the area and ensure sufficient primary and secondary school places are available.
- 3.2. We have included the following education services within our assessment:
- Early Years and Childcare (EY&C);
 - Primary education; and
 - Secondary education.
- 3.3. ECC delivers EY&C through a commissioning approach, with a responsibility for providing targeted support and Government funded Free Early Education Entitlement (FEEE) for vulnerable 2-year olds and FEEE for all 3- and 4-year olds, which are commissioned from the private, voluntary and independent sectors. ECC advises on the requirement for new facilities based on the places generated by the new development.
- 3.4. Current legislation dictates that whilst the local authority can build a new school, an Academy or Free School provider must be sought to run it. If a provider cannot be found then the local education authority could open it as a Community School.
- 3.5. Free Schools and Academy Schools are outside local authority control but it is still necessary to consider them in pupil place planning. Of relevance to infrastructure planning is that, if there is insufficient capacity in existing schools, the local authority still has a duty to ensure sufficient places but is not able to force Free Schools or Academies to take additional children without the prior approval of these schools or intervention by the Department for Education.
- 3.6. The numbers of pupils generated by the individual developments is based on the dwelling split shown in Table 1.1.
- 3.7. As part of the provision of new schools and associated sports facilities (indoor and outdoor), it is expected that such spaces will increasingly need to be available for use by the community outside of school hours. However, this will need to be considered on a case-by-case basis for both new and existing school facilities and therefore the IDP does not assume that this will happen in all cases. The assessment of leisure and recreation needs in later sections therefore reflects the overall need and cost which may ultimately be reduced if facilities can be shared.

Early Years and Childcare

EDME Maltings

- 3.8. Currently the Manningtree, Mistley, Little Bentley and Tendring ward only has two providers and therefore the prediction is a shortfall (based on 2018 data) of 67 places in 2023. The 150 new dwellings will create extra demand for up to 13 additional places.
- 3.9. The average cost per EY&C place in 2018 is estimated to be £17,422. Based on the need for 13 additional places, this derives a cost of £226,486. This would be in the form of a financial contribution to support local expansion projects.

Hartley Gardens and Oakwood Park

- 3.10. The 56-place nurseries identified in the 2017 IDP for each site – to be provided as part of primary school provision - will still address these needs.
- 3.11. In addition, a further stand alone facility at Hartley Gardens will be required beyond the plan period. This would cost £1.18m.

Primary and Secondary Education

- 3.12. The principles used by ECC to determine the overall needs and costs have not changed since the 2017 IDP, with the exception of the cost of a 2-form entry (2fe) primary school with a 56-place nursery, which has increased to £7.5m (at April 2018 prices).

EDME Maltings

- 3.13. For primary school provision, the 2017 IDP identified that planned growth would result in a deficit of places at Mistley Norman School. The primary school requirements arising from the development would require contributions to either expand provision at Mistley Norman School or an alternative local school if that did not prove feasible. These contributions would total an estimated £371,328 at April 2018 prices.
- 3.14. For secondary school provision, the 2017 IDP identified that expansion of secondary provision was required. Proposals are being put forward for expansion at Manningtree High School which would address this need. Contributions would be required totalling an estimated £376,067 at April 2018 prices.

Hartley Gardens and Oakwood Park

- 3.15. For primary school provision, the 2017 IDP identified that a new 2fe primary school with 56-place nursery was required for each of the two above SAMU sites. With rising costs, these have increased to £7.5m each (at April 2018 prices).
- 3.16. As well as the provision of 2.1ha of land, meeting the standards set out in ECC's Developers' Guide (prior to transfer) required for each new facility, requires contributions from growth within the plan period totalling £3.66m from the Hartley Gardens site and £2.96m from the Oakwood Park site. Beyond the plan period, the additional growth would require contributions totalling £6.21m from the Hartley Gardens site and £1.09m from the Oakwood Park site.
- 3.17. Depending on education provision in respect of development of the Rouses Farm site² and build rates across the Clacton area as a whole, the first new school to serve the Harley Gardens and/or Oakwood Park SAMU sites could be required for the start of the 2024/25 academic year and the second for the start of the 2030/31 academic year. The second primary school will require forward funding if only the contributions from development proposed during the plan period have been received, therefore the cost of borrowing would need to be factored in. The need to ensure sustainable travel patterns may require these plans to be brought forward.
- 3.18. For secondary school provision, the 2017 IDP position remains unchanged. For growth within the plan period, contributions would be required totalling £2.71m from the Hartley Gardens site and £2.19m from the Oakwood Park site. For growth beyond the plan period, contributions would be required totalling £4.60m from the Hartley Gardens site and £0.81m from the Oakwood Park site.

Post-16 Education

- 3.19. The position in respect of post-16 education (sixth form and further education) remains as per the 2017 IDP for all three SAMU sites. It is assumed that all additional further education needs can be accommodated and that any costs associated with this provision will be met by the Education and Skills Funding Agency.

² Rouses Farm off Jaywick Lane in Clacton is allocated in the Publication Draft Local Plan (Policy SAMU4) for 850 dwellings.

4. Health and social wellbeing

- 4.1. In order to inform the health and social wellbeing needs for development at Jaywick Sands, Navigus has engaged with the North East Essex Clinical Commissioning Group (NEECCG).
- 4.2. For the purposes of this assessment, health and social wellbeing consists of the following:
- General Practitioner (GP) services
 - Hospitals
 - Ambulance Services (addressed separately in Section 7)
 - Social care
 - Public health
- 4.3. The provision of services to address these needs are complex. Matters such as workforce requirements, technology infrastructure and advanced technology accessibility for the community, changes in service model provision, prevention and self-care is an incomplete list of matters which need to be considered.
- 4.4. Moreover, these complexities need to be considered within the context of a changing system of service provision. The Health and Social Care Act 2012 has radically changed the way in which health care services are planned and organised. These are primarily provided by the Clinical Commissioning Groups (CCGs). The CCG is responsible for planning and buying ('commissioning') local health care services. In order to ensure the right service is provided in the right place at the right time, a 'whole system' approach is being created in the form of the North East Essex Alliance where providers and commissioners work collaboratively together in driving service model changes.
- 4.5. Sustainability and Transformation Partnerships (STPs) have been created across wider areas that incorporate several CCG areas, these partnerships are now working towards becoming Integrated Care Systems (ICS). Draft strategic plans were published by the Suffolk and North East Essex STP in October 2016, summarising the work to date and outlining how system-wide plans can be delivered across organisations. This is an iterative document and will be reviewed periodically.
- 4.6. The Primary Care Strategy of the CCG is based on the 10-year plan with focus on the following key areas:
- General Practice to be provided at scale, typically 30,000 – 50,000 patient list sizes, aligned to defined neighbourhoods.
 - The creation of a neighbourhood multi-disciplinary primary care workforce embedded in the Care Closer to Home model of care. This will provide General Practice that is fully integrated; including the local authority and voluntary sectors.
 - Improved use of technology in General Practice.
 - Improved quality of care and safety of General Practice.
 - Increased patient access to a fit-for-purpose estate for the delivery of modern General Practice.
 - Supporting the development of a resilient General Practice workforce (GPs).
 - Improved GP training facilities.
- 4.7. A particular focus of the STPs is bringing simple diagnostics into communities. The North East Essex Alliance is also looking at more prevention-based and integrated service provision with social care.
- 4.8. This growing focus on bringing care provision into the community may see the creation of health care 'hubs'/networks.

- 4.9. In this regard, the NEECCG Board recently approved a feasibility study on the delivery of the 'Hub and Spoke' model. This model will mean that services will be integrated, allowing district nurses, therapists, GPs, mental health nurses, health care assistants, palliative care nurses, social care teams and health visitors to offer new and innovative ways of providing care. The Hub and Spoke Model will support the delivery of localised and personalised care where possible, maintaining close geographical proximity to the patient's home. This will not necessarily mean that GP practices will have to relocate into a new centre (although this may be a solution in some parts of North East Essex). Rather, it is about how primary care providers in our community work together collaboratively to deliver the high quality consistent services patients need and require.
- 4.10. The main aims of the Hub and Spoke Model programme are:
- Deliver services to the right person, at the right time, in the right place.
 - Allow Primary Care to focus on both population health improvement and personal care.
 - Provide Primary Care which enable patients to use Primary Care system appropriately and to help them to take greater control of, and responsibility for, their own health.
 - Provide integrated services delivered by a multi-professional team in partnership with patients.
 - Offer an extended range of services locally accessible primary care settings.
 - Provide attractive working environments which can deliver GP Training Practices which is not possible now.

EDME Maltings

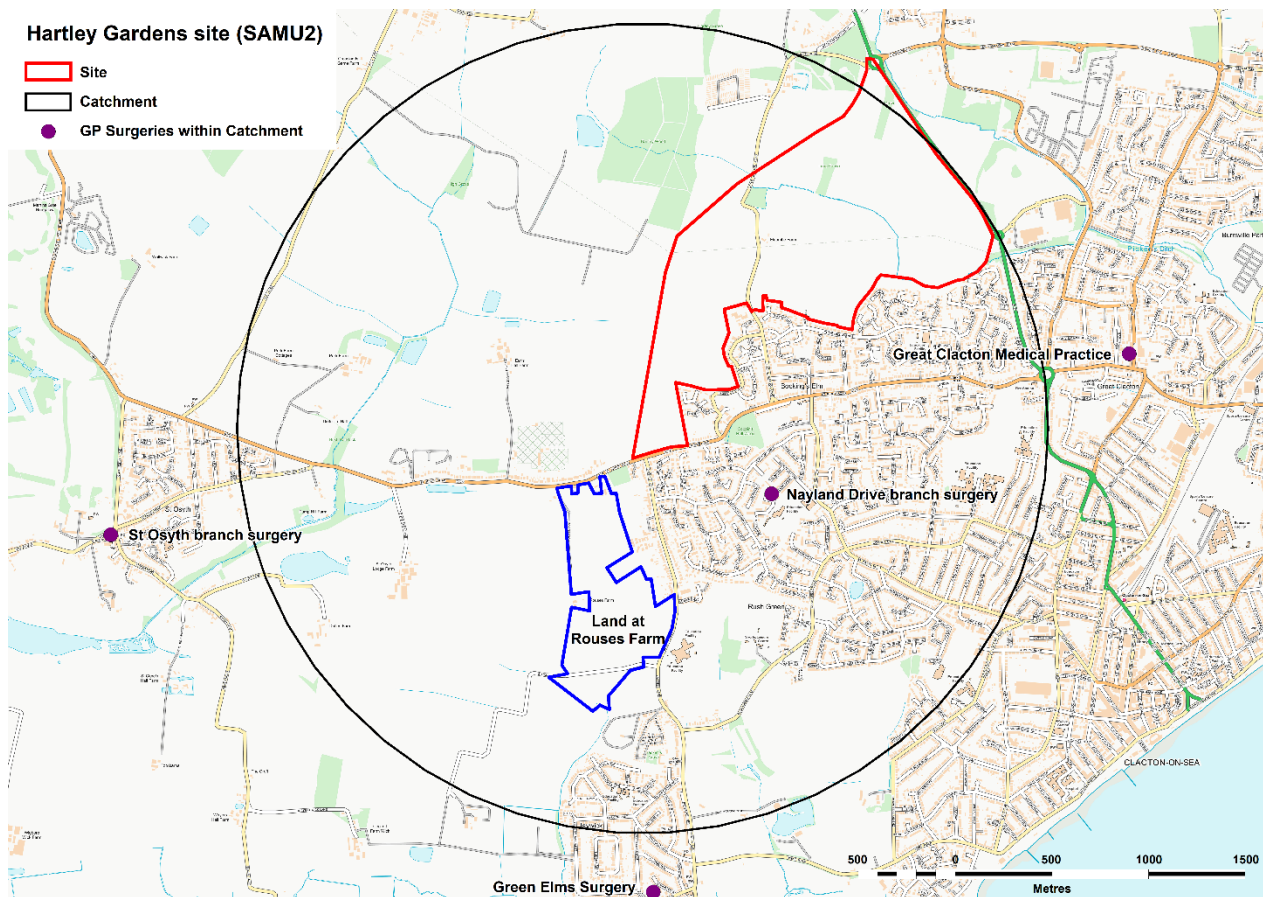
- 4.11. Development of the EDME Maltings site would affect the current GP practices at Riverside Health Centre and Lawford Surgery. An additional 23m² of floorspace will be required across the two surgeries. This would be required to support the introduction of 1 clinical pharmacist, 1 physician associate and 1 paramedic trained professional. In addition, input from Public Health and Voluntary sector teams would be required.
- 4.12. Whilst this level of floorspace growth may not appear significant, it is within the context of both surgeries having existing deficits of floorspace provision against national guidelines. Riverside Health Centre has a current deficit of 279m² and Lawford Surgery a deficit of 126m². When taking into account the new population that will be created by sites in the planning pipeline, the additional development capacity required for Riverside Health Centre will be 508m² and for Lawford Surgery, 388m². This also does not take into account additional requirements from growth in adjoining Babergh district, with significant further growth proposed for Brantham equating to approximately 690 additional patients.
- 4.13. The additional provision would definitely be needed by the time at least 50% of the dwellings have been completed and occupied.
- 4.14. Neither of these surgeries has space to expand their current buildings. There is undeveloped land adjacent to the Riverside Health Centre but it is not in the ownership of any health authority body.
- 4.15. The Hub and Spoke service model for this locality would look at increasing the number of 'other consultation types' within General Practice (Primary Care). The hub and spoke model would seek to deliver consultants for patients via physician associates, clinical pharmacists and paramedic trained staff. It is envisaged that these different consultation types and workforce would negate the need for additional GPs for this particular development catchment area. This may not be in a new build facility but using advances in technology in the delivery of different workforce and different consultation types, would maximise opportunities for use of digital infrastructure and virtual consultation.
- 4.16. It is not possible to accurately determine the cost of new provision at this stage. This will depend on a large number of complex and inter-related factors that can only be resolved at a more advanced stage in the planning process.

- 4.17. NHS capital funding is extremely limited and is mainly to facilitate small improvement works. For the provision of new healthcare facilities there are various non-NHS capital funding options, for which the NHS would be responsible for the revenue consequences. Revenue consequences of any infrastructure works would need to be carefully considered and subject the NHS approval process.
- 4.18. Shared facilities may necessitate the need for individually leased spaces and separate revenue funding streams.
- 4.19. Delivery of, or contributions to, new health care facilities may be sought from developers as part of mitigation and is normally a prerequisite to delivery of sustainable development. It should be noted that there is currently £333,000 secured in Section 106 for either Lawford Surgery or Riverside Health Centre from sites in the planning pipeline. At the current time, no trigger points have been reached from those developments to require the payment of these monies to be made.

Hartley Gardens

- 4.20. Development of the Hartley Gardens site would affect the current GP practices at Nayland Drive (a branch surgery of the Green Elms Practice) and Great Clacton Medical Practice. Based on the growth over the plan period, an additional 95m² of floorspace will be required. The growth over the plan period would be required to support the introduction of 2 GPs, 2 clinical pharmacists, 1 physician associate and 1 paramedic trained professional. In addition, input from Public Health and Voluntary sector teams would be required.
- 4.21. When considering the whole 1,700 dwellings proposed at Hartley Gardens, the requirement increases to 361m² of floorspace. This is broken down as 346m² at Great Clacton Medical Practice and 15m² at the Nayland Drive branch surgery; the latter figure is low because the assessment takes into account capacity at the Green Elms Main Practice as well.
- 4.22. The Great Clacton Medical Practice already requires an increase of 379m² of floorspace to cope with the existing patient list size. This creates a total floorspace need to be addressed in the area of 740m².
- 4.23. At the current time, the recommendation of the NEECCG is that a new build facility is considered as part of a comprehensive approach to addressing existing deficits, sites emerging through the planning pipeline (in particular, this relates to the development of land at Rouses Farm which has a resolution to grant planning permission, subject to Section 106, for a total of 950 dwellings and directly affects the Green Elms Medical Practice and the Nayland Drive branch surgery) and the full level of 1,700 dwellings planned at Hartley Gardens. Such a new facility would also serve a larger catchment area so would address other needs which could arise through subsequent growth.
- 4.24. The preferred location for a new build would be on St Johns Road which has good public transport access and would provide access to services for more of the public. It is considered by NEECCG that Hartley Gardens would therefore be the best location. The ideal approach would be to create a Primary Care Hub that would facilitate services spanning a wider area (see Figure 4.1) and seeing a reduction in smaller branch surgeries through the closure of the two branch surgeries in St Osyth and Nayland Drive, Clacton. The size of this facility would be approximately 500m² for primary care with additional expansion for diagnostics at approximately an additional 300m².

Figure 4.1: Existing surgeries serving Hartley Gardens catchment area



- 4.25. The additional provision would be needed very early in the development. The current pressures on existing surgeries mean that none of the new dwellings built at Hartley Gardens would have access to the appropriate level of GP services until expanded provision is made.
- 4.26. The Hub and Spoke service model for this locality would be supported by the ‘protect, detect and perfect’ health model. The service model looks at increasing the number of GPs and ‘other consultation types’ within General Practice (Primary Care) as outlined within the Ten High Impact Actions within the 5 Year forward view for General Practice. The model would seek to deliver consultants for patients via physician associates, clinical pharmacists and paramedic trained staff. It is envisaged that these different consultation types and workforce would negate the need for additional GPs for this particular development catchment area. This workforce would also support local residents in improving patient education and prevention of developing particular healthcare conditions such as long term conditions and will plan to ensure earlier detection of such conditions and provide optimal treatment closer to home. This would ideally be delivered via a hub and spoke model with a ‘community hub’ within the Tendring locality. The delivery of different workforce and different consultation types would also look to maximise opportunities for use of digital infrastructure and virtual consultation.
- 4.27. It is not possible to accurately determine the cost of new provision at this stage. This will depend on a large number of complex and inter-related factors that can only be resolved at a more advanced stage in the planning process.
- 4.28. NHS capital funding is extremely limited and is mainly to facilitate small improvement works. For the provision of new healthcare facilities there are various non-NHS capital funding options, for which the NHS would be responsible for the revenue consequences. Revenue consequences of any infrastructure works would need to be carefully considered and subject the NHS approval process.

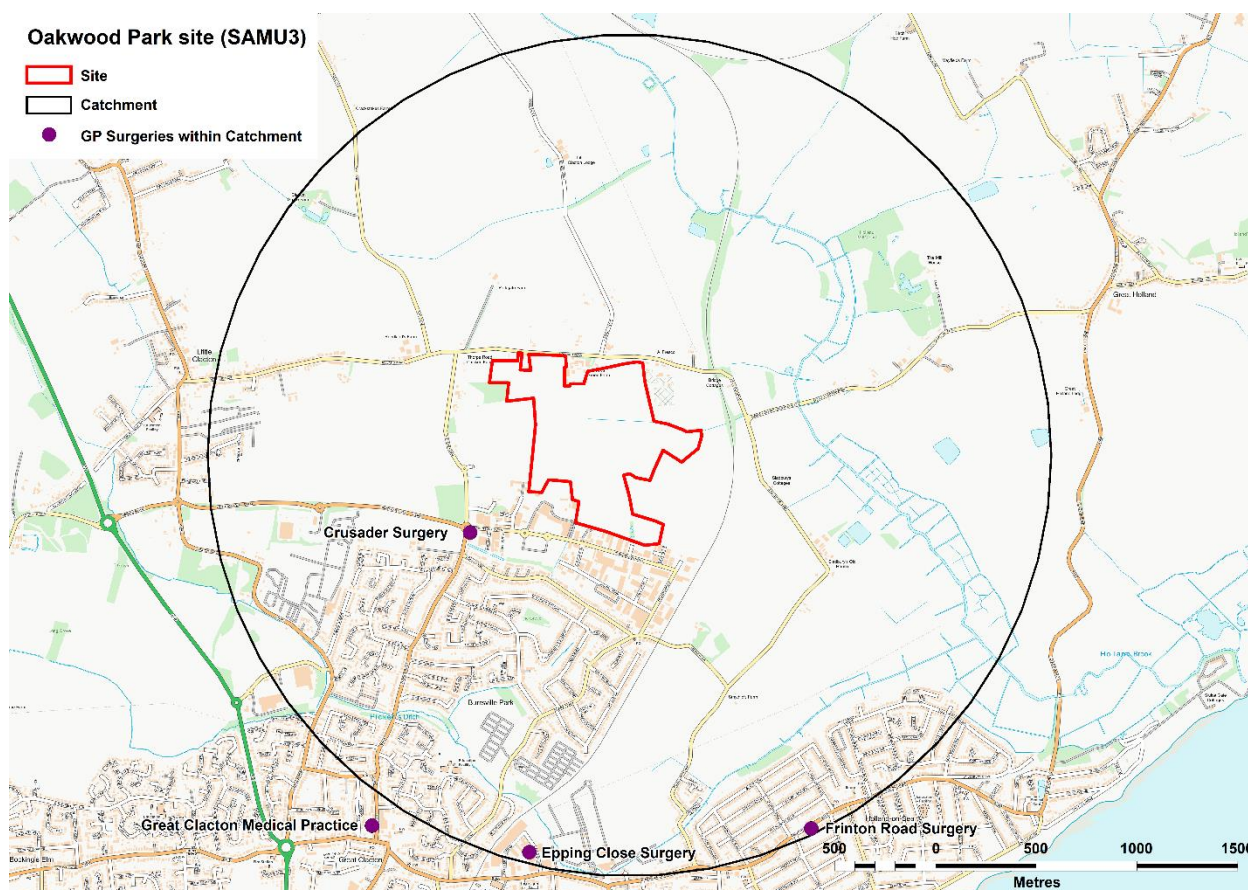
- 4.29. Shared facilities may necessitate the need for individually leased spaces and separate revenue funding streams.
- 4.30. Delivery of, or contributions to, new health care facilities may be sought from developers as part of mitigation and is normally a prerequisite to delivery of sustainable development. It should be noted that there is proposed to be a contribution of £330,000 secured through the Section 106 agreement related to the Rouses Farm development.

Oakwood Park

- 4.31. Development of the Oakwood Park site would affect the following GP practices (shown in Figure 4.2):

- Crusader Surgery
- Great Clacton Medical Practice
- Epping Close Surgery
- Frinton Road Surgery

Figure 4.1: Existing surgeries serving the Oakwood Park catchment area



- 4.32. Based on the growth over the plan period, an additional 954m² of floorspace will be required across these four identified practices. The growth over the plan period would be required to support the introduction of 2 GPs, 2 clinical pharmacists, 1 physician associate and 1 paramedic trained professional. In addition, input from Public Health and Voluntary sector teams would be required.

- 4.33. When considering the whole 1,700 dwellings proposed at Oakwood Park, the requirement increases by a further 139m² of floorspace.
- 4.34. These needs exclude the additional demands that would be placed on GP practices by the provision of a care and extra care facility, as required by the allocation. Such facilities place an additional requirement on the NHS that will require particular workforce and capacity provision in primary care input.
- 4.35. NEECCG has assessed that, at the current time, a new build facility is required as part of a comprehensive approach to addressing the full level of growth planned at Oakwood Park, as well as helping to address historic deficits and other growth which may come forward in the catchment area.
- 4.36. The NEECCG has received an Expression of Interest from the GP managing the Crusader and Great Clacton Medical Practices to provide a new build facility on a site as yet to be identified. The Expression of Interest has been through a full governance process and the practice has been instructed to produce a Project Initiation Document (PID) detailing the proposal. The CCG has recently held a meeting with the practice and is expecting a PID to be completed during February 2019.
- 4.37. The provision of a new build facility would be required early on in the development of the site. Further investigation is required to provide a definitive timeline for provision which is also impacted by the proposals currently the subject of an Expression of Interest and the strategy for the other surgeries locally.
- 4.38. The service model for this locality would look at increasing the number of 'other consultation types' within General Practice (Primary Care) as outlined within the Ten High Impact Actions within the 5 Year forward view for General Practice. The model would seek to deliver consultants for patients via physician associates, clinical pharmacists and paramedic trained staff. It is envisaged that these different consultation types and workforce would negate the need for additional GPs for this particular development catchment area. The delivery of different workforce and different consultation types would also look to maximise opportunities for use of digital infrastructure and virtual consultation.
- 4.39. It is not possible to accurately determine the cost of new provision at this stage. This will depend a large number of complex and inter-related factors that can only be resolved at a more advanced stage in the planning process. It is assumed that the land identified for the provision of a new facility would be gifted.
- 4.40. NHS capital funding is extremely limited and is mainly to facilitate small improvement works. For the provision of new healthcare facilities there are various non-NHS capital funding options, for which the NHS would be responsible for the revenue consequences. Revenue consequences of any infrastructure works would need to be carefully considered and subject the NHS approval process.
- 4.41. Shared facilities may necessitate the need for individually leased spaces and separate revenue funding streams.
- 4.42. Delivery of, or contributions to, new health care facilities may be sought from developers as part of mitigation and is normally a prerequisite to delivery of sustainable development.

5. Utilities

Water – Used water

- 5.1. The provider of waste water services to Tendring district is Anglian Water Services (AWS).
- 5.2. The requirements for used water provision relate to the network for delivering used water (i.e. the sewerage pipes) and the facility at which it is treated, i.e. the Water Recycling Centre (WRC).
- 5.3. For used water treatment, two of the key facets to consider are flow consent and process treatment capacity.
- 5.4. The sites are served by the following WRCs:
 - SAMU1 - EDME Maltings - Manningtree
 - SAMU2 - Hartley Gardens – West Clacton
 - SAMU3 - Oakwood Park – North Clacton
- 5.5. The position in respect of SAMU2 and SAMU3 has not changed since the 2017 IDP.
- 5.6. For the EDME Maltings site (SAMU1), the Manningtree WRC does not currently have foul sewerage capacity to serve the proposed development and requires enhancement to treatment capacity. The need for improvement has been identified in the AWS Water Recycling Long Term Plan (WRLTP)³ which has been used to inform its Business Plan for Asset Management Plan (AMP) period 7 (2020 to 2025), expected to be approved in December 2019.
- 5.7. The WRLTP will be reviewed on an annual basis so that improvements can be brought forward as required as part of AWS's business planning process.
- 5.8. Alongside this, AWS as a sewerage company seeks fair contributions through charges directly from developers under the provision of the Water Industry Act 1991 to drain a site effectively.
- 5.9. Following recent legislative changes AWS has introduced a 'zonal' charge for residential properties which are proposing to connect to the foul sewerage network. The zonal charge is designed to reflect the cost of network reinforcement work as defined by the charging rules. The charge is not set by reference to network reinforcement necessitated by the particular development in question, but by reference to the estimated overall cost of network reinforcement over the charging period.
- 5.10. The specific costs which would be applied to the SAMU sites would be dependent upon any connection(s) and the extent to which development comes forward as one or more sites.

Drinking water

- 5.11. The provider of drinking water services in Tendring district is Affinity Water.
- 5.12. The development of all three SAMU sites would require major and local reinforcements in the network.
- 5.13. The cost of reinforcements needed can only be ascertained once a more detailed study has been undertaken. As such, it is not possible to determine a cost at this stage.
- 5.14. Affinity Water, in common with all water companies in England, already has a mechanism in place to ensure they are able to fund their infrastructure needs associated with growth from new development. This is a combination of general investment funding from customers' bills and charges to new developers.

³ https://www.anglianwater.co.uk/assets/media/Water_Recycling_Long_Term_Plan_-_FINAL.pdf

In the case of the latter, developers are only expected to contribute towards costs where any reinforcement is required or would be benefitted from.

- 5.15. Any new development would be funded by the developer in accordance with the requirements of the Water Industry Act. In reality, the actual payments made by the developer for any on-site water main would be significantly less than the cost of the asset. Any new service connection would be charged in accordance with standard rates and standard infrastructure charges would also apply.
- 5.16. Affinity Water has confirmed that, for a domestic (residential) development, it would carry out the reinforcement work and would recover the costs via its standard infrastructure charges to the developer.
- 5.17. If additional lengths of water main are required, it is expected that these would be funded by the developer as a site-specific cost.

Gas

- 5.18. Gas is delivered through seven reception points into the United Kingdom and distributed through a National Transmission System (NTS). National Grid is responsible for the NTS which covers the whole of Great Britain. Regional distribution in Tendring is the responsibility of Cadent Gas.
- 5.19. Cadent Gas has reported that, as per the 2017 IDP, there is sufficient capacity in the Medium Pressure (MP)/Intermediate Pressure (IP) Gas Distribution system to accommodate development on all of the SAMU sites.

Electricity

- 5.20. Electricity is generated from power stations and transmitted through a national network of electricity lines operating at 275kV and 400kV before connecting to local networks owned by distribution companies. UK Power Networks (UKPN) is the appointed distribution company for Tendring district.
- 5.21. Electricity in Tendring is supplied from the National Grid transmission system to UK Power Networks at 132kV. Their Grid and Primary sub-stations supply the towns and villages at 33kV and within the catchments via smaller sub-stations and a network of underground cables at 11kV.
- 5.22. The sites are served by the following 132/33kV (Grid) substations:
 - SAMU1 - EDME Maltings - Lawford
 - SAMU2 - Hartley Gardens – Chisbon Heath
 - SAMU3 - Oakwood Park - Clacton
- 5.23. These substations supply several 33/11kV substations that finally provide the 11kV distribution network to meet the local requirements.
- 5.24. UKPN has reported that the position has not changed for any of the sites since the 2017 IDP.

6. Transport

- 6.1. Responsibility for transportation policy within Tendring District Council is shared by Essex County Council (ECC), as the highways authority, Tendring District Council and the Highways Agency. The Highways Agency addresses the trunk roads in the district, the only one of which is the A120.

Road network

EDME Maltings

- 6.2. Based on the scale of growth at the EDME Maltings site, no specific improvements to the road network are required.

Hartley Gardens

- 6.3. The development requires a new link road (a type 1 distribution road, as specified in the Essex Design Guide, with a 40mph speed limit) between the A133 and B1027 along the north-western boundary of the site. This is intended to provide relief to the five-arm roundabout which serves London Road, the B1027 and the A133. It will also remove through-traffic from the residential areas in west Clacton.
- 6.4. The principal points of vehicular access are expected to be from the new link road therefore it is required early in the development of the site. There are expected to be two access points, served by roundabouts. The road will join the B1027 at a new four-arm roundabout at the existing junction with Jaywick Lane.
- 6.5. Costings for the development of the link road were prepared by the land promoter in 2016 on the basis of a 2,500-dwelling development. Since this time, no further evidence has been presented to demonstrate that the lower level of development proposed during the plan period can be supported by a partial scheme or alternative highways approach. It is therefore assumed that both the growth during the plan period and the higher level of growth beyond the plan period require the scheme to be delivered in full, in the early phasing of the development.
- 6.6. The total cost of the link road established by the promoter in 2016 was £5.98m. This includes the cost of delivering the roundabouts but excludes land costs, legal fees or any third party agency costs. The figure has been tested with Essex County Council. On the basis that there are no significant exceptional works required (for example, deep drainage works), then the cost has been confirmed as being reasonable. It should be noted that this figure does not make any contingency allowance; if the scheme were to be delivered by a public body, then the contingency could exceed 40%.

Oakwood Park

- 6.7. The road access to serve the development is expected to be through the land to the west which has planning permission⁴ and for which a roundabout on Thorpe Road has been completed. Only if necessary would a secondary access off Holland Road to the north be permitted. It is therefore assumed that the cost of the required vehicle access points and linking road infrastructure will be met through the overall cost of the development.
- 6.8. For all three SAMU sites, it is assumed that development would provide electric car charging points to serve the new residential properties as part of the standard development costs.

⁴ Ref: 12/01262/OUT - Land east of Thorpe Road

Cycling and walking

- 6.9. It would be expected that a development of either size would need to provide safe pedestrian and cycle routes. It may also be desirable to extend the Public Rights of Way (PRoW) network to serve the site.
- 6.10. Development of walking and cycling routes within the site would be considered to represent secondary works included as a standard part of any development.
- 6.11. In respect of Hartley Gardens and Oakwood Park, improved links beyond the site into Clacton would require contributions from development. ECC has not identified any specific schemes to improve such walking and cycling routes. An allowance is therefore made of £200,000 for each site to support growth during the plan period. Using a pro rata approach, the cost of further provision for growth beyond the plan period would be £540,000 at Hartley Gardens and £270,000 at Oakwood Park.
- 6.12. The SAMU1 policy in respect of the EDME Maltings site requires improvements to the Essex Way. At the current time, no specific improvements have been identified other than access from the site which would be part of the secondary works because the Essex Way route runs along the boundary of the site. At this stage it is not possible to identify any specific costs in respect of upgrades needed to the route itself, however they are likely to be low.
- 6.13. Development would be expected to contribute towards any improvements through Section 106 contributions.

Public transport

EDME Maltings

- 6.14. The EDME Maltings site is adjacent to Mistley railway station which operates half-hourly services on weekdays (hourly at weekends) to Manningtree station, where connections to Colchester, London, Ipswich, Chelmsford and Norwich can be picked up. There are two bus routes (Numbers 103 and 104) which operate services between Mistley and Colchester (taking approximately 35 minutes). These operate approximately two services per hour, six days per week, although there are slightly more services during peak periods.
- 6.15. It is therefore considered that, based on the scale of growth at the EDME Maltings site, no improvements to public transport services are required.

Hartley Gardens and Oakwood Park

- 6.16. In respect of the Hartley Gardens and Oakwood Park sites, there are a number of bus services which run through Clacton, although some are outside desirable walking distances of the sites. A number also do not connect Clacton up with the main employment and service centre of Colchester. The closest service to the Hartley Gardens and Oakwood Park sites is the Number 98 which runs along St John's Road to St Osyth, the University of Essex and Colchester town centre (taking just under 50 minutes in total). Services are hourly, six days a week, but there is no service on Sundays.
- 6.17. There are three other public bus route providing services directly to and from the Clacton area to Colchester. These are:
- Number 97 and 97A – This runs from Great Clacton to Weeley, the University of Essex and Colchester town centre (taking just under 50 minutes in total). Services are hourly, six days a week, but there is no service on Sundays.
 - Number 4/4A - This runs from near the junction of St John's Road and Little Clacton Road into Clacton and on Jaywick. Services are approximately every 30 minutes, six days a week, but there is no service on Sundays.

- Number 76 and X76 - This runs through Clacton to Weeley, the University of Essex and Colchester town centre (taking 85 minutes in total). Services are approximately every 30 minutes, six days a week, but there is no service on Sundays.
- 6.18. The Go Ride Community Interest Company (CIC) also operates two routes – numbers 72 and 73 – which run through Great Clacton and on to Colchester town centre. These operate one return service every Wednesday (no. 72) and Friday (no. 73).
- 6.19. National Express operates one coach service – number 484 - between Clacton and London Victoria Coach Station. It operates one service per day.
- 6.20. If bus services serving the Hartley Gardens and Oakwood Park sites are to be improved then it will be necessary to improve existing bus service along St John's Road to Colchester. Depending on the location of residential development within the two sites, it may be necessary and appropriate to route the Number 98 bus into these two sites.
- 6.21. The cost of improving bus services is difficult to ascertain. An allowance is therefore made of £100,000 for each site to support growth during the plan period. Using a pro rata approach, the cost of further provision for growth beyond the plan period would be £270,000 at Hartley Gardens and £140,000 at Oakwood Park.
- 6.22. Development would be expected to contribute towards such improvements through Section 106 contributions.

7. Flood defences

- 7.1. The Environment Agency is responsible for the management of flooding from main rivers and the coast, Essex County Council is responsible for the management of flooding from ordinary watercourses, surface water and ground water, Anglian Water is responsible for managing sewer flooding and highway flooding is the responsibility of Essex Highways. Unlike many other infrastructure items, the need for new or improved defences against water intrusion, particularly coastal flooding, is not necessarily directly related to development. The development strategy in Tendring district deliberately seeks to avoid development in areas which are prone to flooding or are close to the shoreline. Equally however, additional activity related to tourism brings more people and activity to these areas, which therefore increases the need to ensure that defences are adequate.
- 7.2. Furthermore as the Lead Local Flood Authority, Essex County Council is a statutory consultee on surface water for major developments (SuDS). As part of this role, site specific drainage strategies are reviewed to ensure that surface water flood risk is not increased on or off site up to the 1 in 100 inclusive of climate change storm event. At the present time Tendring district does not have a Surface Water Management Plan (SWMP) which establishes any specific mitigation schemes required.
- 7.3. On the basis of a preliminary review, the Environment Agency has stated that there are no significant flood-related infrastructure matters that it would wish to see addressed and that the sites would not need significant improvements to flood defences.

8. Emergency services

Police

- 8.1. Essex Police is responsible for delivering services to address community safety, tackle the fear of crime and seek to achieve a reduction in crime in Essex through a number of methodologies including the detection of offenders. The primary roles of the police service are: protection of life and property; prevention and detection of crime; and, maintenance of 'The Queens Peace' ('The Peace').
- 8.2. The delivery of growth and planned new development in the district would impose additional pressure on the Essex Police existing infrastructure bases, which are critical to the delivery of effective policing and securing safe and sustainable communities.
- 8.3. It is understood that Essex Police does not require any site-specific new infrastructure to address the needs arising from growth at the three SAMU sites. Rather, to support the additional population it requires the refurbishment of the existing police estate from which police staff can operate. The specific nature of any requirements will need to be assessed on a case-by-case basis.
- 8.4. As a guide, the growth in the Tendring draft Local Plan requires a contribution of £2.5m. Applying this pro rata to the growth at the three SAMU sites creates the following contribution figures for growth during the plan period:
 - SAMU1 – EDME Maltings - £40,740
 - SAMU2 – Hartley Gardens - £171,200
 - SAMU3 – Oakwood Park - £182,050
- 8.5. For growth beyond the plan period, further contributions may be sought. However, it is not possible to determine the extent of these contributions at this time.
- 8.6. Essex Police has reported that there is no existing funding source for the Police service to support the required growth in infrastructure from central or local taxation. The Police service does not receive sufficient central capital funding for new growth-related development. The funding allocated to the Police and Crime Commission via Home Office grants, Council Tax precept and other specific limited grants is generally insufficient to fund requests for capital expenditure whilst there is a time lag associated with the Police receiving operational funding.
- 8.7. Some funding will therefore have to come from capital reserves, with the remainder coming from developer contributions.

Fire Service

- 8.8. It is understood that the Essex Fire and Rescue Service does not have any needs arising from growth.

Ambulance

- 8.9. The East of England Ambulance Service NHS Trust (EEAST) operates ambulance services in Tendring district.
- 8.10. EEAST Estates & Development plans take into account growth in demographics of population changes and therefore any increase in requirements to meet these changes will require modelling to account for the required increased workforce. EEAST are currently participating in an independent service review commissioned by healthcare regulators to better understand what resources are needed to meet patient demand.

9. Waste

- 9.1. Management of municipal waste is a UK-wide challenge as both European and national legislation and policy seeks to deal with waste more sustainably and to reduce the amounts of waste being deposited into landfill. Waste is also increasingly seen as a resource that through recycling and treatment processes can be utilised.
- 9.2. Essex County Council (ECC) is the Waste Disposal Authority (WDA) covering Tendring district and provides waste disposal infrastructure to ensure waste generated by households, and other wastes collected by Councils in Essex, is effectively managed. Tendring District Council is the Waste Collection Authority and is responsible for the collection of this municipal waste. Municipal waste includes household waste and any other wastes collected by, or on behalf, of councils.
- 9.3. The delivery of local plans which increase residential development, through both infilling and major developments, will impact on waste management systems on a number of levels as the resultant population growth will lead to an increase in waste arisings which require handling and disposal.
- 9.4. The Essex Waste Partnership (consisting of ECC and the twelve district and borough councils) has adopted the Joint Municipal Waste Management Strategy, July 2008 (JMWMS) which sets out how the Partnership will tackle municipal waste over the 2007 to 2032 period. Within the JMWMS there is the identification of an integrated network of new waste facilities needed to manage waste over the next 25 years.
- 9.5. This includes provision of a small number of large processing and treatment facilities across the County. In order to minimise the transportation distances and its associated costs and environmental impacts a network of Waste Transfer Stations (WTS) was also identified in the JMWMS.
- 9.6. The major waste treatment infrastructure currently in place for managing Local Authority Collected Municipal Waste has been equipped to accommodate the anticipated waste growth levels resulting from development at the scales being considered in this study. However, it is likely that pressure will be placed on the ancillary, smaller scale infrastructure, such as waste transfer stations, waste operational depots and the public-facing Recycling Centres for Household Waste (RCHW). These facilities, which provide, local communities access to waste disposal options for household generated bulky waste are, by their very nature, required to be close to population centres and are therefore particularly vulnerable to medium and large scale developments.
- 9.7. The Municipal Waste Strategy is in the process of being updated and ECC is in consultation with the Essex districts, including Tendring. The Strategy will review current sites (smaller waste facilities and recycling centres for household waste) and may result in changes to their location, rationalisation, and/or increased capacity. A review of existing and potential facilities will be taking place during the first five-year local Plan period to determine requirements in the 10-15 year period. This is likely to result in a need to extend or expand this infrastructure offer to meet local needs. However, at this stage it is not possible to determine what these needs are.

EDME Maltings

- 9.8. Public waste disposal infrastructure within the Mistley area is serviced by the Lawford Recycling Centre for Household Waste (RCHW). Although the facility would not require any upgrades or redesign to manage the additional 150 houses proposed by this development, there is likely to be the need to provide additional containers on site to ensure sufficient physical capacity is provided for the storage of waste on site prior to disposal.
- 9.9. Developer contributions to fund additional waste containers to ensure operational capacity at the Lawford RCHW will be required. A cost of approximately £40,000 is assumed.

Hartley Gardens and Oakwood Park

- 9.10. The development of the two sites will place a demand on the Rush Green Road RCHW above its operational design capacity. This will lead to a capital investment requirement to upgrade the existing facility to

accommodate the additional users and waste generation to ensure acceptable levels of service are maintained. This may take the form of a redesign of the existing site to enable additional vehicles to be accommodated within the site and the purchase of additional containers and equipment to improve flow rates, or the purchase of additional land to extend the site.

- 9.11. Developer contributions would be sought to make such amendments to the Rush Green Road RCHW site layout and to fund additional waste containers. A cost of £450,000 is assumed. If this is split pro rata between the two sites, then the levels of contribution sought for growth during the plan period would be £218,000 from the Hartley Gardens site and £232,000 from the Oakwood Park site. The needs arising from growth beyond the plan period would need to be reviewed at the appropriate time.
- 9.12. In all cases, ECC would be responsible for the delivery of any upgrades.

10. Social and community

- 10.1. Social and community infrastructure helps to create, sustain and enliven communities. It ranges from purpose built community facilities such as libraries, to allotments and community centres. Together these places support the activities which are required to help build community, foster a sense of place, meet the cultural and recreational needs of communities and promote community wellbeing.

Libraries

- 10.2. Library services are provided by Essex County Council (ECC).
- 10.3. Libraries and their provision is changing significantly. Partly this is due to reducing budgets but also due to the growth of information technology and the population's needs of a core community information service.
- 10.4. The nearest library serving the EDME site is Manningtree Library, approximately half a mile from the site. The library is open five days a week and alongside traditional library services there is a weekly baby and toddler group.
- 10.5. Serving the Hartley Gardens and Oakwood Park sites there is the West Clacton library on Jaywick Lane, between half a mile and one mile away. This library is open six days a week. Alongside traditional library services there is a weekly baby and toddler group, a knitting and crochet group (also meeting weekly) and basic computer coaching every other Thursday. There is also Clacton Library in the centre of Clacton.
- 10.6. There are no distance standards relating to libraries. For this reason, it has to be assumed that there is no existing deficit in library provision.
- 10.7. In terms of future provision, opportunities for the co-location of services and maximising the use of existing buildings will be encouraged, to respond to the increasingly integrated models of service provision and provision for multi-purpose facilities. There is increasing emphasis on the integration of other forms of community infrastructure, such as libraries and community spaces. New provision is likely to be in the form of expansion of the existing community hub/library facilities. This will be dependent on the demographic of that population, along with the service requirements of future library provision. At this stage it is not possible to identify specific needs or costs of provision. However, based on indicative contribution levels previously sought in neighbouring Suffolk county of approximately of £100 per person and the national household projections for Tendring of 2.08 persons per household, the SAMU sites would be expected to make the following levels of contribution:

Table 10.1: Indicative contribution levels towards library provision

	Dwellings	Population	Library contribution
EDME Maltings	150	312	£31,200
Hartley Gardens	630	1,310	£131,000
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1,070</i>	<i>2,226</i>	<i>£222,600</i>
Oakwood Park	670	1,394	£139,400
<i>Oakwood Park – additional needs beyond plan period</i>	<i>248</i>	<i>516</i>	<i>£51,600</i>

- 10.8. Table 10.1 shows that contributions would range from £31,200 for EDME Maltings to £353,600 for all development at Hartley Gardens. However, it should be made clear that these are only indicative

contribution levels. It will be necessary to assess in more detail the levels of contribution once ECC has completed its review of library provision (see below).

10.9. Between November 2018 and February 2019, ECC undertook a consultation⁵ about the future of library provision in the county. The consultation document recommended that Manningtree and West Clacton Libraries become a Tier 3 library. Tier 3 libraries are in locations where ECC considers that it is not necessary to provide library services in order to meet its statutory duty but where it nonetheless believes there would be benefit in providing library services if suitable arrangements could be made with the community. In these locations ECC would seek community interest in running library services with ECC support. If no interest was shown, then ECC would consult again on their future. Clacton Library is proposed to be a Tier 1 library so it would be retained, albeit with reduced staffing hours and more volunteer support.

10.10. Funding for any future provision will need to come from developer contributions.

Allotments

10.11. Allotment provision is not commonly undertaken by one specific body. Many allotments were provided several decades ago when funding and provision regimes were very different. Today it is more reasonable to expect developers to provide allotments as part of large developments. The maintenance and upkeep of allotments is commonly undertaken by parish councils.

10.12. The Tendring Open Space Assessment Report 2017⁶ identified that the nearest allotments to the SAMU sites are as follows:

- EDM E Maltings site – the Middlefield Road allotments, assessed to be of very poor quality (the lowest quality score in the district). It was noted that they appear to be ‘totally overgrown, abandoned and neglected’ and the site appears disused.
- Hartley Gardens and Oakwood Park sites - the Rush Green allotments on Rush Green Road, approximately 1.5 miles away. This series of allotments was assessed to be of varying quality.

10.13. Policy HP5 of the emerging Local Plan requires provision of 0.22 hectares of allotment space per 1,000 people, based on an accessibility standard of at least one site being within 15 minutes walking time (1,000m) of the population. The study area currently does not meet this standard, therefore the new population would require new provision.

10.14. Based on the cost of provision elsewhere, it is estimated that the cost of allotment provision is in the region of £25,000 for a 20-plot allotment. Such an allotment would require approximately 0.25 hectares, meaning that the overall cost of provision would be £100,000 per hectare.

10.15. If national household projections for Tendring are applied (2.08 persons per household), then there is the following need for allotment space derived by each site:

⁵ Essex County Council, ‘Consultation on Essex Future Library Services Strategy’, November 2018

⁶ Knight, Kavanagh & Page (2017) *Tendring Open Space Assessment Report*, for Tendring District Council

Table 10.2: Need for allotment space arising from growth

	Dwellings	Population	Allotment needs (ha)	Allotment costs
EDME Maltings	150	312	0.08	£7,800
Hartley Gardens	630	1,310	0.33	£32,760
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1,070</i>	<i>2,226</i>	<i>0.56</i>	<i>£55,640</i>
Oakwood Park	670	1,394	0.35	£34,840
<i>Oakwood Park – additional needs beyond plan period</i>	<i>248</i>	<i>516</i>	<i>0.13</i>	<i>£12,896</i>

10.16. Table 10.2 shows that the EDME Maltings site would only create a need for 0.08 hectares of allotment space which may be better provided through the use of community growing spaces on the site. For the Hartley Gardens and Oakwood Park sites, the need during the plan period is for 0.33 hectares and 0.35 hectares of space, costing between £32,760 and £34,840 respectively. Table 10.1 also shows the needs at these sites for growth beyond the plan period.

10.17. Outside of local authority budgets, there is no known source of funding available for the provision of additional facilities. It is assumed that these would be funded solely through developer contributions.

Community centres

10.18. Historically, community halls were established as the community expanded to serve an identified community need - identified by the local authority or by the local community - or as an act of altruism by local landowners. Recently, such facilities have been managed by local authorities.

10.19. Tendring District Council has not undertaken an up-to-date assessment of community halls serving the district.

10.20. There is no clear and accepted standard for the provision of community halls. Other districts have adopted a range of standards, such as:

- Horsham District Council - 0.15 sq m per person;
- Taunton & Deane Borough Council - 0.2 sq m per person for village halls;
- Reigate & Banstead Borough Council 0.2 sq m per person (0.5 sq m per dwelling, based on an average of 2.4 people per dwelling);
- Bracknell Forest Council - 0.13 sq m per person for a community centre (0.33 sq m per dwelling based on 2.4 people per dwelling).
- Wycombe District Council and Basingstoke & Deane Borough Council - 0.3 sq m per person.
- Broxbourne - 0.55 community facilities per 1,000 people (within 15-minute walk time).

10.21. It is therefore considered that a reasonable standard to adopt would be approximately 0.2m² per person, or 0.48m² per dwelling. Based on a reasonable assumption of 500m² for a large community centre and 200m² for a small meeting hall, provision could be made in a number of ways, mixing large and small centres as appropriate.

10.22. However, it is too simplistic to say that this is exactly what is required in terms of the number of facilities. It may be preferable to provide community facilities as part of one large, multi-use facility. Community

centres are often used for sporting activities. However, if such sporting facilities are already to be provided (either as a stand-alone facility or through use, for example, of secondary school facilities) then it is not necessary for such a large centre to be provided.

10.23. The capital cost of constructing a typical community centre ranges from £1,200/m² to £1,800/m². This covers construction and fees, with the higher end of the range allowing for equipment used for sports activities. Assuming that sports facilities are not required, then a figure of £1,300/m² is reasonable.

10.24. Table 10.3 shows the following need for community centre space derived by each site:

Table 10.3: Need for community centre space arising from growth

	Dwellings	Space requirements (m ²)	Community centre needs - facilities	New community centre costs
EDME Maltings	150	66	None - too small	£0
Hartley Gardens	630	277	1 small centre	£360,360
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1,070</i>	<i>471</i>	<i>1 large centre</i>	<i>£612,040</i>
Oakwood Park	670	295	1 small centre	£383,240
<i>Oakwood Park – additional needs beyond plan period</i>	<i>248</i>	<i>109</i>	<i>None - too small</i>	<i>£0</i>

10.25. Both the Hartley Gardens and Oakwood Park sites would require a small community centre space over the plan period, with contributions of £360,360 and £383,240 respectively. Beyond the Plan period, the further growth at Hartley Gardens would justify a further large community centre space, with contributions of £612,040.

10.26. New community facilities are either provided from local authority capital expenditure budgets or through developer contributions. In certain circumstances, funding can be sought from Sport England if the facility is to provide a significant level of sports facilities. Contributions from development would be expected to be secured through developer contributions.

10.27. Commonly as part of major developments such land is provided as free land in lieu of other charges, so a developer may offer either the land and a capital contribution towards the construction of a community building, or the identification of a site and construction of the building with subsequent transfer to the local planning authority or, if there is one, a parish council.

11. Leisure and recreation

- 11.1. Leisure and recreation infrastructure helps to create, sustain and enliven communities. Leisure and recreation infrastructure ranges from purpose built leisure facilities, indoor and outdoor sport facilities and play space. Together these places support the activities which are required to help build community, foster a sense of place, meet the cultural and recreational needs of communities and promote community wellbeing.
- 11.2. New facilities should seek to offer flexible uses and combine facilities/services which may have historically been provided on separate basis. They should also reflect demographic changes such as the ageing population and the differing needs of older people.

Children's play facilities and youth facilities

- 11.3. Children's play space is provided on Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) and Neighbourhood Areas for Play (NEAPs). LAPs are small play areas and are normally provided as on-site infrastructure on most larger residential developments. The need for such facilities is therefore not included in this assessment.
- 11.4. Provision for young people can include equipped sites that provide more robust equipment catering to older age ranges incorporating facilities such as skate parks, BMX, basketball courts, youth shelters and Multi-Use Games Areas (MUGAs).

EDME Maltings site

- 11.5. There are two LEAPs and one LEAP in the Mistley area close to the EDME Maltings site:
- Welcome Home Field Play Area (NEAP) – assessed as being of high quality in the Tendring Open Space Assessment Report 2017⁷.
 - Furze Hill Play Area (LEAP) – assessed as being high quality.
 - Stour View Close Play Area (LEAP) – assessed as being high quality.
- 11.6. The site is within the 1,000m accessibility standard for all these play facilities. Therefore, given the scale of growth proposed, it is not considered necessary to make further provision of play facilities. Contributions may be sought to improve the quality of provision at these LEAPs and NEAPs.

Hartley Gardens and Oakwood Park

- 11.7. The Tendring Open Space Assessment Report 2017 identifies that there is no LEAP or NEAP provision within the 1,000m accessibility standard of either site. Both sites will therefore be required to provide for their play and youth needs.
- 11.8. Policy HP5 of the emerging Local Plan provides standards for the provision of play areas for younger and older children – 0.3 hectares of play space per 1,000 population. It is assumed that LEAPs will address the needs of younger children (up to 8 years old) and NEAPs will address the needs of older children (over 8 years old).
- 11.9. Based on an assessment of developments elsewhere, the typical cost of a LEAP is £40,000, a NEAP is £80,000 and a MUGA is £115,000. This includes all fees but excludes the ongoing maintenance of such facilities, as this would be a revenue cost. It will be important for the District Council to be confident that the additional burden of maintaining these sites can be absorbed by its future revenue budgets. The nature of the upkeep of such facilities – largely at points when equipment needs repair which is uncertain – makes it difficult to assign a cost of maintenance to such provision.

⁷ Knight, Kavanagh & Page (2017) *Tendring Open Space Assessment Report*, for Tendring District Council

11.10.If national household projections for Tendring are applied (2.08 persons per household), then there is the following need for play facilities derived by each site:

Table 11.1: Need for play and youth space arising from growth at Hartley Gardens and Oakwood Park sites

	Dwellings	Population	Play space needs (ha)	LEAPs needed	NEAPs needed	Youth needs (ha)	MUGAs needed	Play space and youth needs - costs
Hartley Gardens	630	1,310	0.39	1	1	0.39	0	£120,000
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1,070</i>	<i>2,226</i>	<i>0.67</i>	<i>0</i>	<i>1</i>	<i>0.67</i>	<i>1</i>	<i>£195,000</i>
Oakwood Park	670	1,394	0.42	1	0	0.42	0	£40,000
<i>Oakwood Park – additional needs beyond plan period</i>	<i>248</i>	<i>516</i>	<i>0.15</i>	<i>0</i>	<i>0</i>	<i>0.15</i>	<i>1</i>	<i>£115,000</i>

11.11.Table 11.1 shows that Hartley Gardens requires one LEAP and 1 NEAP over the plan period, costing £120,000. Oakwood Park requires one LEAP, costing £40,000. Beyond the plan period, Hartley Gardens requires a NEAP and a MUGA, costing £195,000 and Oakwood park requires a MUGA, costing £115,000.

11.12.The Tendring Supplementary Planning Document of the provision of recreational open space⁸ 2008 identifies a contribution of £50 per person for ongoing maintenance of equipped play spaces. Allowing for inflation, the equivalent requirement in 2018 is £68 per person. This increases the total contributions as shown in Table 11.2:

Table 11.2: Maintenance contributions for equipped play space

	Dwellings	Population	Maintenance contributions
EDME Maltings	150	312	£21,216
Hartley Gardens	630	1,310	£89,080
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1,070</i>	<i>2,226</i>	<i>£151,368</i>
Oakwood Park	670	1,394	£94,792
<i>Oakwood Park – additional needs beyond plan period</i>	<i>248</i>	<i>516</i>	<i>£35,088</i>

11.13.Outside of local authority budgets, there is no known source of funding available for the provision of additional play space as would be required by the development options. It is assumed that these would be funded solely through developer contributions.

⁸ Tendring District Council (2008) *For Policy COM6 of the Tendring District Local Plan 2007 – Provision of Recreational Open Space for New Development*, Supplementary Planning Document

Outdoor sports pitches

11.14. Pitches for football and rugby are required for both adults and children. Junior football pitches are generally half the size of adult pitches, although in the case of mini-football, they are smaller than this. This assessment provides an overall assessment of the needs arising from growth for adult pitches, assuming that all needs are for adult provision; clearly this will not be the case and there will be a need for a mix of adult, junior and mini provision. The detailed breakdown of these needs is most appropriately considered at the masterplanning or pre-application stage.

11.15. There are no grass pitches serving any of the sites.

11.16. The Tendring Playing Pitch Assessment (2017)⁹ forecast that, by 2033, the proposed growth across the district would create demand for a further 2 senior football teams, 8 youth teams and 7 mini football teams. Policy HO5 in the draft Local Plan identifies the following shortfall in the quantity of grass football pitches to address growth in the Plan as a whole:

- 3 adult pitches
- 5.5 youth (11v11) pitches
- 5.5 youth (9v9) pitches
- 2.5 mini (7v7) pitches
- 2.5 mini (5v5) pitches

11.17. Whether any of this need would be created in the wider areas near where the sites are located is not known. However, the Hartley Gardens and Oakwood Park sites are required to provide a significant amount of public open space (10 hectares at Hartley Gardens and 3.3 hectares at Oakwood Park), some of which could be given over to sports provision, including grass pitches. For the purposes of the IDP, it is therefore assumed that the sites will make the following contributions towards football pitch provision:

Table 11.3: Grass football pitch provision at the SAMU sites

	Dwellings	Adult pitches	Youth pitches (11v11 and 9v9)	Mini pitches (7v7 and 5v5)
EDME Maltings	150	0	0	0
Hartley Gardens	630	1	2	1
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1,070</i>	<i>0</i>	<i>2</i>	<i>1</i>
Oakwood Park	670	1	2	1
<i>Oakwood Park – additional needs beyond plan period</i>	<i>248</i>	<i>0</i>	<i>1</i>	<i>0</i>

11.18. Such provision will typically be built into the developer's secondary costs. Therefore no additional cost is assumed. If provision is made elsewhere but would serve the development, then Section 106 contributions may be sought.

11.19. There are no artificial turf pitches near any of the sites. Policy HP5 of the draft Local Plan identifies a current shortfall of at least three full size 3G pitches to meet training needs. Such provision of training surfaces to complement grass pitches at football clubs means that new provision would best be made in the

⁹ Knight, Kavanagh & Page (2017) *Tendring Playing Pitch Assessment Report*, for Tendring District Council

immediate vicinity of the existing clubs. Contributions through Section 106 would therefore be sought. Guidance on costs from Sport England¹⁰ shows that the cost of a full-sized (for senior football), floodlit 3G pitch is £925,000, so the total cost would be £2,775,000. It is difficult to assign a specific level of contribution to each site. However, if it is assumed that they each make a contribution proportionate to their share of the total number of dwellings required over the plan period by the Publication Draft Local Plan (11,000), then the costs would be as shown in Table 11.4. It should be noted that contributions for growth beyond the plan period are assigned in the same proportion.

Table 11.4: Contributions towards the provision of 3G pitches

	Cost
EDME Maltings	£37,841
Hartley Gardens	£158,932
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>£269,932</i>
Oakwood Park	£169,023
<i>Oakwood Park – additional needs beyond plan period</i>	<i>£62,564</i>

11.20. Policy HP5 also identifies a shortfall of 7.25 rugby match sessions. Rugby in the area is focused at Clacton Rugby Club therefore any additional provision to serve needs would most appropriately be focused in the immediate vicinity of the existing club facilities. Contributions through Section 106 would therefore be sought. Guidance on costs from Sport England⁹ shows that the cost of a rugby union grass pitch is £135,000. Whilst it is difficult to be precise as to how many pitches are required to address the shortfall, it is assumed that three new pitches should be sufficient, representing a total cost of £405,000. As with 3G pitches, contributions from the SAMU sites towards these costs are assigned as shown in Table 11.5.

Table 11.5: Contributions towards the provision of grass rugby pitches

	Cost
EDME Maltings	£5,523
Hartley Gardens	£23,195
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>£39,395</i>
Oakwood Park	£24,668
<i>Oakwood Park – additional needs beyond plan period</i>	<i>£9,131</i>

11.21. As shown in Policy HP5 of the Publication Draft Local Plan, there is no current shortfall of pitches for cricket or hockey, tennis courts or outdoor bowls rinks. There is also at least one golf course within 20 minutes' drive and one athletics track within 30 minutes' drive of the whole of the district. There is no known future demand for any of these facilities with the exception of a demand for one golf course per 30,000 people. At this scale of demand, it is not considered justifiable that any of the three SAMU sites in this assessment are required to contribute towards the provision of a new golf course, particularly given the fact that no new golf courses are planned in the district.

¹⁰ <https://www.sportengland.org/media/13346/facility-costs-q2-18.pdf>

Indoor sports facilities

- 11.22. Sports halls can accommodate a diverse range of sports and recreational activities offering space for team sports, gymnastics, martial arts, group exercise classes, conditioning and training. The flexibility of sports halls can also offer space for non-sporting activities for wider community use when designed and managed well.
- 11.23. The provision of indoor sports halls is high within the local authority area but the size, function and use of these spaces varies greatly. The Tendring Indoor and Built Facilities Needs Assessment 2016¹¹ identified that there is only one 6-court hall in the district, at Clacton Leisure Centre. This however would reasonably be expected to serve the residents of the study area.
- 11.24. The Assessment identified that there is a shortage of swimming pool provision which extends to Colchester borough. Such issues are more likely to be addressed through expanded provision as part of the Tendring/Colchester Borders Garden Community development.
- 11.25. The provision of a new community hall may create the opportunity to provide sporting activities within this space. The assessment of costs of provision of community halls in Section 10 assumed that no sporting facilities are provided. If they are to be provided, then this would increase the cost of provision of the community centres as shown in Table 11.6:

Table 11.6: Cost of provision of community centres as facilities able to support indoor sports

	Community centre needs - facilities	Additional cost to allow indoor sports
EDME Maltings	None - too small	£0
Hartley Gardens	1 small centre	£138,600
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1 large centre</i>	<i>£235,400</i>
Oakwood Park	1 small centre	£147,400
<i>Oakwood Park – additional needs beyond plan period</i>	<i>None - too small</i>	<i>£0</i>

- 11.26. Table 11.6 shows that the additional cost of providing new community centres capable of supporting indoor sports would be £138,600 for Hartley Gardens and £147,400 for Oakwood Park. Beyond the plan period, the cost of making the further large community centre required at Hartley Gardens able to support indoor sports would be £235,400.

¹¹ Knight, Kavanagh & Page (2016) *Tendring Indoor and Built Facilities Needs Assessment Report*, for Tendring District Council

12. Green infrastructure and open space

- 12.1. Green infrastructure refers to a 'strategically planned and delivered network...of high quality green spaces and other environmental features' (Natural England). There are a range of different types of space that could be considered to be green infrastructure. However, for the purposes of this study which looks at infrastructure needs, this is confined to the requirement for green spaces to support new populations resulting from the needs set out in local guidance. In particular this focuses on the natural areas used for informal and semi-formal recreational social value. This mainly consists of:
- Parks and gardens
 - Natural and semi-natural green space
 - Amenity space
- 12.2. The Tendring Open Space Assessment Report 2017¹² identifies 12 areas classified as parks and gardens in the district. Of these, none are near the EDME Maltings sites. For the Hartley Gardens and Oakwood Park sites, the nearest is in Marine Parade West in Clacton. This was assessed as being of a high quality and having a good range of facilities. Based on the draft Local Plan accessibility standards, the study area is outside the 1km catchment.
- 12.3. Given the value that such sites hold in terms of providing access, high quality opportunities for informal recreation and community events, this type of provision would be of considerable benefit to the larger new sites at Hartley Gardens and Oakwood Park.
- 12.4. The Tendring Open Space Assessment Report 2017 identifies that there are 25 sites identified as natural and semi-natural green space across the district. None are within the catchment of any of the SAMU sites.
- 12.5. By its nature, natural and semi-natural green space occurs naturally and therefore additional provision cannot easily be made as part of development.
- 12.6. The Tendring Open Space Assessment Report 2017 identifies that there are 76 amenity greenspace sites in the district. The only ones are within the 480m walktime catchment of any of the SAMU sites are both close to the EDME Maltings site in Mistley:
- The Walls Open Space - assessed as being of good quality in the Tendring Open Space Assessment Report 2017.
 - Mistley Recreation Park – assessed as being of good quality.
- 12.7. Given the existing provision of amenity greenspace in Mistley, the EDME Maltings site will not require any additional provision.
- 12.8. For the Hartley Gardens and Oakwood Park sites, new provision will be required. Policy HO5 of the draft Local Plan has a standard of 1.66 hectares of amenity greenspace per 1,000 population. If national household projections for Tendring are applied (2.08 persons per household), this means that the following levels of provision are required to support growth:

¹² Knight, Kavanagh & Page (2017) *Tendring Open Space Assessment Report*, for Tendring District Council

Table 12.1: Cost of provision of amenity greenspace at Hartley Gardens and Oakwood Park sites

	Dwellings	Population	Amenity greenspace needs (ha)
Hartley Gardens	630	1,310	2.18
<i>Hartley Gardens – additional needs beyond plan period</i>	<i>1,070</i>	<i>2,226</i>	<i>3.69</i>
Oakwood Park	670	1,394	2.31
<i>Oakwood Park – additional needs beyond plan period</i>	<i>248</i>	<i>516</i>	<i>0.86</i>

12.9. Table 12.1 shows that Hartley Gardens requires 2.18 hectares of amenity greenspace during the plan period and Oakwood Park requires 2.31 hectares. Beyond the plan period a further 3.69 hectares is needed at Hartley Gardens and 0.86 hectares at Oakwood Park. The draft Local Plan requires 10 hectares of green space provision at Hartley Gardens and 3.3 hectares at Oakwood Park. Therefore this need can be addressed on site and no contributions towards off-site provision are required.

12.10. It is expected that developers will make the necessary provision of green infrastructure provision as part of a comprehensive masterplanning on each site. ECC reports that ongoing revenue funding is the greatest challenge for maintain green infrastructure.

13. Summary

13.1. A summary of the infrastructure needs and costs to the developer is shown in Tables 12.1 to 12.3 for each of the three SAMU sites. In the case of Hartley Gardens and Oakwood Park, Tables 12.2 and 12.3 respectively show the requirement from growth during the plan period and also the growth planned on each site in total. The traffic light system highlights the extent to which the provision of the required infrastructure is an issue:

	No specific needs identified / no issue in providing the required infrastructure
	Possible issues in providing the required infrastructure / further work required
	Potentially significant issues in providing the required infrastructure

Table 12.1: Summary of infrastructure needs and costs to the developer – EDME Maltings site

Infrastructure	Needs and costs
Early Years & Childcare	Contributions towards additional places £0.226m
Primary education	Contributions towards additional places £0.371m
Secondary education	Contributions towards additional places £0.376m
Health	Expansion of existing surgery floorspace - 23m ² ; Cost not known*
Water – used water	Upgrade to foul sewerage capacity No cost to developer
Drinking water	Major and local reinforcements to network Cost not known – cost to developer likely to be low & included in secondary allowances
Gas	No new requirements
Electricity	No new requirements
Road transport	No specific requirements
Cycling and walking	Improved cycling and walking linkages, including PROWs Cost not known, likely to be low
Public transport	No specific requirements
Flood defences	No new requirements
Police	Refurbishment of existing police estate £0.041m
Fire	No new requirements
Ambulance	No new requirements
Waste	Expansion of provision at Lawford RCHW £0.040m
Libraries	No specific requirements identified Indicative contribution - £0.031m
Allotments	0.08ha of allotment provision £0.008m
Community centres	No requirement
Children's play facilities and youth facilities	Possible contributions towards existing facilities Maintenance contribution - £0.021m
Outdoor sports facilities	No specific on-site requirements Possible contributions towards 3G pitches - £0.038m Possible contributions towards rugby pitches - £0.006m
Indoor sports facilities	No requirements
Green infrastructure	No requirements

Table 12.2: Summary of infrastructure needs and costs to the developer – Hartley Gardens site

Infrastructure	Needs and costs	
	Growth during plan period (630 dwellings)	Total growth, inc beyond plan period (1,700 dwellings)
Early Years & Childcare	56-place nursery as part of new primary school (cost included in 'Primary education')	- 56-place nursery as part of new primary school (cost included in 'Primary education') - 56-place stand alone nursery £1.18m
Primary education	2fe school + 56-place nursery £3.66m	2fe school + 56-place nursery £9.87m
Secondary education	Contributions towards additional places £2.71m	Contributions towards additional places £7.31m
Health	Expansion of existing surgery floorspace - 95m ² ; or new medical facility Cost not known*	Expansion of existing surgery floorspace - 361m ² ; or new medical facility Cost not known*
Water – used water	Upgrade to foul sewerage capacity No cost to developer	Upgrade to foul sewerage capacity No cost to developer
Drinking water	Major and local reinforcements to network Cost not known – cost to developer likely to be low & included in secondary allowances	Major and local reinforcements to network Cost not known – cost to developer likely to be low & included in secondary allowances
Gas	No new requirements	No new requirements
Electricity	No new requirements	No new requirements
Road transport	New link road £5.98m	New link road £5.98m
Cycling and walking	Improved cycling and walking linkages, including PROWs £0.20m	Improved cycling and walking linkages, including PROWs £0.74m
Public transport	Enhancement of bus network £0.10m	Enhancement of bus network £0.37m
Flood defences	No new requirements	No new requirements
Police	Refurbishment of existing police estate £0.171m	Refurbishment of existing police estate Cost not known
Fire	No new requirements	No new requirements
Ambulance	No new requirements	No new requirements
Waste	Expansion of provision at Clacton RCHW £0.218m	Expansion of provision at Clacton RCHW Cost not known
Libraries	No specific requirements identified Indicative contribution - £0.131m	No specific requirements identified Indicative contribution - £0.354m
Allotments	0.33ha of allotment provision £0.033m	0.89ha of allotment provision £0.088m
Community centres	1 small centre £0.360m	1 small centre & 1 large centre £0.972m
Children's play & youth facilities	1 LEAP and 1 NEAP (incl. maintenance) £0.209m	1 LEAP, 2 NEAPs, 1 MUGA (incl. maintenance) £0.555m
Outdoor sports facilities	- Football: 1 adult, 2 youth, 1 mini pitches Included in development costs - Possible contributions towards 3G pitches - £0.159m - Possible contributions towards rugby pitches - £0.023m	- Football: 1 adult, 4 youth, 2 mini pitches Included in development costs - Possible contributions towards 3G pitches - £0.429m - Possible contributions towards rugby pitches - £0.063m
Indoor sports facilities	1 small centre £0.139m	1 small centre & 1 large centre £0.374m
Green infrastructure	2.18ha amenity greenspace Included in development costs	5.87ha amenity greenspace Included in development costs

Table 12.3: Summary of infrastructure needs and costs to the developer – Oakwood Park site

Infrastructure	Needs and costs	
	Growth during plan period (670 dwellings)	Total growth, inc beyond plan period (918 dwellings)
Early Years & Childcare	56-place nursery as part of new primary school (cost included in 'Primary education')	56-place nursery as part of new primary school (cost included in 'Primary education')
Primary education	2fe school + 56-place nursery £2.96m	2fe school + 56-place nursery £4.05m
Secondary education	Contributions towards additional places £2.19m	Contributions towards additional places £3.00m
Health	Expansion of existing surgery floorspace - 954m ² ; or new medical facility Cost not known*	Expansion of existing surgery floorspace – 1,093m ² ; or new medical facility Cost not known*
Water – used water	Upgrade to foul sewerage capacity No cost to developer	Upgrade to foul sewerage capacity No cost to developer
Drinking water	Major and local reinforcements to network Cost not known – cost to developer likely to be low & included in secondary allowances	Major and local reinforcements to network Cost not known – cost to developer likely to be low & included in secondary allowances
Gas	No new requirements	No new requirements
Electricity	No new requirements	No new requirements
Road transport	No specific requirements	No specific requirements
Cycling and walking	Improved cycling and walking linkages, including PROWs £0.20m	Improved cycling and walking linkages, including PROWs £0.47m
Public transport	Enhancement of bus network £0.10m	Enhancement of bus network £0.24m
Flood defences	No new requirements	No new requirements
Police	Refurbishment of existing police estate £0.182m	Refurbishment of existing police estate Cost not known
Fire	No new requirements	No new requirements
Ambulance	No new requirements	No new requirements
Waste	Expansion of provision at Clacton RCHW £0.232m	Expansion of provision at Clacton RCHW Cost not known
Libraries	No specific requirements identified Indicative contribution - £0.139m	No specific requirements identified Indicative contribution - £0.191m
Allotments	0.35ha of allotment provision £0.035m	0.48ha of allotment provision £0.048m
Community centres	1 small centre £0.383m	1 small centre £0.383m
Children's play & youth facilities	1 LEAP (incl. maintenance) £0.135m	1 LEAP and 1 MUGA (incl. maintenance) £0.285m
Outdoor sports facilities	- Football: 1 adult, 2 youth, 1 mini pitches Included in development costs - Possible contributions towards 3G pitches - £0.169m - Possible contributions towards rugby pitches - £0.023m	- Football: 1 adult, 3 youth, 1 mini pitches Included in development costs - Possible contributions towards 3G pitches - £0.232m - Possible contributions towards rugby pitches - £0.034m
Indoor sports facilities	1 small centre £0.025m	1 small centre £0.147m
Green infrastructure	2.31ha amenity greenspace Included in development costs	3.17ha amenity greenspace Included in development costs

* An allowance has been made in for the likely cost of provision in the Tendring Viability Assessment 2019




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