



TENDRING

Infrastructure Delivery Plan Report

Final Report

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Contents

1	INTRODUCTION	1
2	RELEVANT PLANNING POLICY AND CONTEXT FOR GROWTH	9
3	EDUCATION	18
4	HEALTH AND SOCIAL WELLBEING	30
5	UTILITIES	39
6	TRANSPORT	47
7	FLOODING.....	57
8	EMERGENCY SERVICES	60
9	WASTE	62
10	SOCIAL AND COMMUNITY	64
11	LEISURE AND RECREATION	71
12	GREEN INFRASTRUCTURE AND OPEN SPACE	83
13	SUMMARY OF KEY FINDINGS	87
	APPENDIX A DEVELOPMENT SITES AND HOUSING TRAJECTORIES	94



1 Introduction

- 1.1 This Infrastructure Delivery Plan (IDP) has been undertaken by Troy Planning + Design and Navigus Planning to inform Tendring District Council's ('the Council') Local Plan.
- 1.2 The term 'infrastructure' covers a wide range of services and facilities provided by public and private organisations. The definition of infrastructure is outlined in section 216(2) of the Planning Act 2008 (as amended). The Tendring IDP covers the following infrastructure areas:
- Schools and other educational facilities
 - Health and social wellbeing
 - Utilities
 - Transport, including pedestrian facilities
 - Flood defences
 - Managing the impact of unstable land
 - 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
- 1.3 The requirement is to create an infrastructure plan 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.

1.4 Discussions, workshops and meetings have taken place with a variety of infrastructure providers, agencies and other key stakeholders, both within the Council and external organisations, 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 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.

1.5 This document has been written during a time of significant change, with the Government reforming many of the public services that are responsible for providing and planning infrastructure. This is likely to have an impact on provision, delivery, funding and how the relevant organisations are able to respond in relation to future growth. In addition, it is often difficult to be certain about infrastructure requirements so far into the future, as the detail of many development schemes is not currently known. Therefore, this IDP is intended to be a document which is regularly updated given the uncertainty and fluid nature of planning for infrastructure. Where funding sources are known to be secured, this has been indicated. Other possible funding sources are identified but, at this stage, these are only possible sources and no funding has been secured from them. The funding gap therefore identifies the extent of funding required that has not been secured and made available.

Status and purpose of IDP

1.6 The IDP is a supporting document for the emerging Local Plan. The IDP covers the plan period up until 2033 although its content will be annually monitored and periodically reviewed. The document will also form an important part of the evidence base for any CIL Charging Schedule that the Council may publish.

- 1.7 The document includes details of the infrastructure identified by the Council and other service providers as being needed to support the delivery of the emerging Local Plan. It explains the approach the Council has taken to identifying this infrastructure, how it will be delivered, and an assessment of the potential risks associated with doing so.

Approach

- 1.8 There are certain important principles regarding the approach and issues that the IDP has to recognise.
- 1.9 Not all housing and employment growth planned for individual sites will attract specific additional infrastructure requirements that can be addressed through the development of that site alone. In most cases, the infrastructure needs that have been identified reflect the cumulative impact of growth in a wider area, e.g. Central Clacton, Harwich, Brightlingsea, etc. Where possible, a consistent approach has been adopted to assigning sites to particular areas. However, certain infrastructure providers, such as the Essex County Council Education Authority has a well-established approach to grouping together different areas of the district that need to be reflected in the IDP but which may differ from the approach to other infrastructure uses. The IDP has sought to be clear, in each case, about which sites sit within which area being referred to for a particular infrastructure type. Appendix A shows the list of sites by area and their relevant Local Plan reference.
- 1.10 Additionally, this reflects the planned trajectory for sites, which is shown for housing sites in Appendix B.
- 1.11 The main exceptions are the Garden Communities which largely, if not exclusively, create infrastructure needs which are most appropriately addressed on their own.
- 1.12 The sites in the IDP do not reflect all the growth in the emerging Local Plan. There are a number of locations where smaller sites will also contribute to delivering the overall requirements. It is not possible to accurately reflect the needs from these sites – some of which will be identified outside the emerging Local Plan process, for instance through neighbourhood plans – but they will have a cumulative impact.
- 1.13 In addition, the testing with infrastructure providers was undertaken in late-2016 and early-2017. Since this time, a number of sites have been granted planning permission. These sites are considered, through the granting of planning permission, to be able to address the

infrastructure needs arising from their specific development. This is either through direct provision as part of the planning permission or through a Section 106 agreement, with either financial contributions or direct provision made towards addressing any specific needs arising from the development of that particular site. These sites have been identified in the study but have not been explicitly assessed in terms of their needs. However, where wider strategic needs in a location have been identified to address the needs of a number of sites including those sites that have been granted planning permission, these needs have been reflected.

- 1.14 Similarly, there have been some sites where the overall quantum of development has changed over the course of the preparation of the IDP. It has not been possible to reflect these changes in the assessment. However, the main changes relate to the addition of a site in Mistley (EDME Maltings, for 150 dwellings) and the reduction in the number of dwellings at the Hartley Garden Village and Oakwood Park sites. In the case of the Mistley site, it is not considered that this scale of growth is likely to result in any significant additional infrastructure needs for critical or essential items. In the case of the two sites where the number of dwellings have been reduced, this will clearly reduce the overall infrastructure burden even if at this stage it is not known what the scale of this reduction is for each type of infrastructure. It will be important that, as part of a review of the IDP or leading up to the Examination in Public of the emerging Local Plan, that these changes in infrastructure requirements are known following testing with the infrastructure providers.
- 1.15 The IDP, 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, much of the infrastructure that is provided in most locations 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 and, in many more urban locations such as central Clacton, a lack of land to provide all the requirements individually.
- 1.16 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. Indeed, the limited resources available for provision of, for example, library and community services has spawned many excellent examples of alternative types of provision with different management structures to those traditionally use. This is highlighted in the case studies below.



Case Study 1: EcoHub, Gamlingay, Cambridgeshire

One of the most successful modern community spaces that collocates a number of community uses is the EcoHub in Gamlingay, Cambridgeshire. Designed by Dan Smith of Civic Architects, it is an excellent example of blending space but in a way that the community has been able to shape and govern for its practical needs. The building was opened in 2014.

The EcoHub also provides a good example of how space needs to be configured to maximise the potential to generate revenue from its hire. This bespoke building is designed to a high energy efficient standard. It creates an energy surplus to the tune of £5,000 per year from photovoltaic cells on the roof. It has won several build and design awards. Internally a suite of halls of varying sizes, together with commercial catering facilities provides 1,000m² of community floorspace.

Two large halls, one with sprung floors (for up to 250 people standing) and another (up to 500 people standing) can be sub-divided into two smaller spaces. A demountable stage caters for wide range of events. The building provides a community room, IT suite, reception, nursery and offices for the Parish Council. The nursery has its own entrance and doubles as a dance studio in the evenings. The facility provides outdoor play space, a surfaced sports area and a skate park.

The total project cost was £2.3m including car park, changing rooms and external skate park. Running costs are circa £70,000 per annum. Space hire ensure that the buildings makes a financial surplus.



Case Study 2 – Frampton Park Baptist Church

Frampton Park Baptist Church is a multifunctional building. Recently constructed this building provides a community hub, providing a community crèche café and events space to its ground floor, hireable meeting rooms to its first floor and an indoor sports hall and worship space to its second floor.

The site was developed privately by Frampton Park Baptist Church in 2015. An existing single storey 1930's era church and church hall has now been replaced with this new purpose built facility.

The design has successfully incorporated 45 individual apartments which helped to fund the delivery of the facility.

Although privately run by the Baptist Church the building provides a good example of how building can co-locate community facilities in a flexible and accessible manner. In this instance the facility provides space for the wider community, sports playing space, social meeting space and hireable event space in the heart of an existing residential estate.

- 1.17 Whilst it is important to recognise such changing ways of providing services, it is extremely difficult for an IDP to be definitive about what these could be. There are too many options open as to how this is provided and this could therefore have a significant impact on needs and costs. However, such provision, particularly on larger strategic sites such as the Garden Communities where new health hubs and schools are to be provided, should be recognised as the way such infrastructure needs will be provided over the plan period.
- 1.18 The infrastructure detailed within the IDP has been categorised as either
- **critical** to the delivery of the emerging Local Plan (i.e. must happen to enable growth);
 - **essential** and necessary to mitigate the impacts arising from development;
 - **policy high priority** as it is required to support wider strategic or site-specific objectives which are set out in planning policy or are subject to a statutory duty but would not necessarily prevent development from occurring; and
 - **important** for infrastructure that is unlikely to prevent development in the short to medium term but is vital as a part of effective place-making.



2 Relevant planning policy and context for growth

National Policy

National Planning Policy Framework

- 2.1 The context for this Infrastructure Delivery Plan (IDP) is provided by the National Planning Policy Framework (NPPF). Paragraph 156 states:

“Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- the provision of health, security, community and cultural infrastructure and other local facilities.”*

- 2.2 Paragraph 162 goes on to state that:

“Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*

- *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."*

Local plan context and strategy for growth

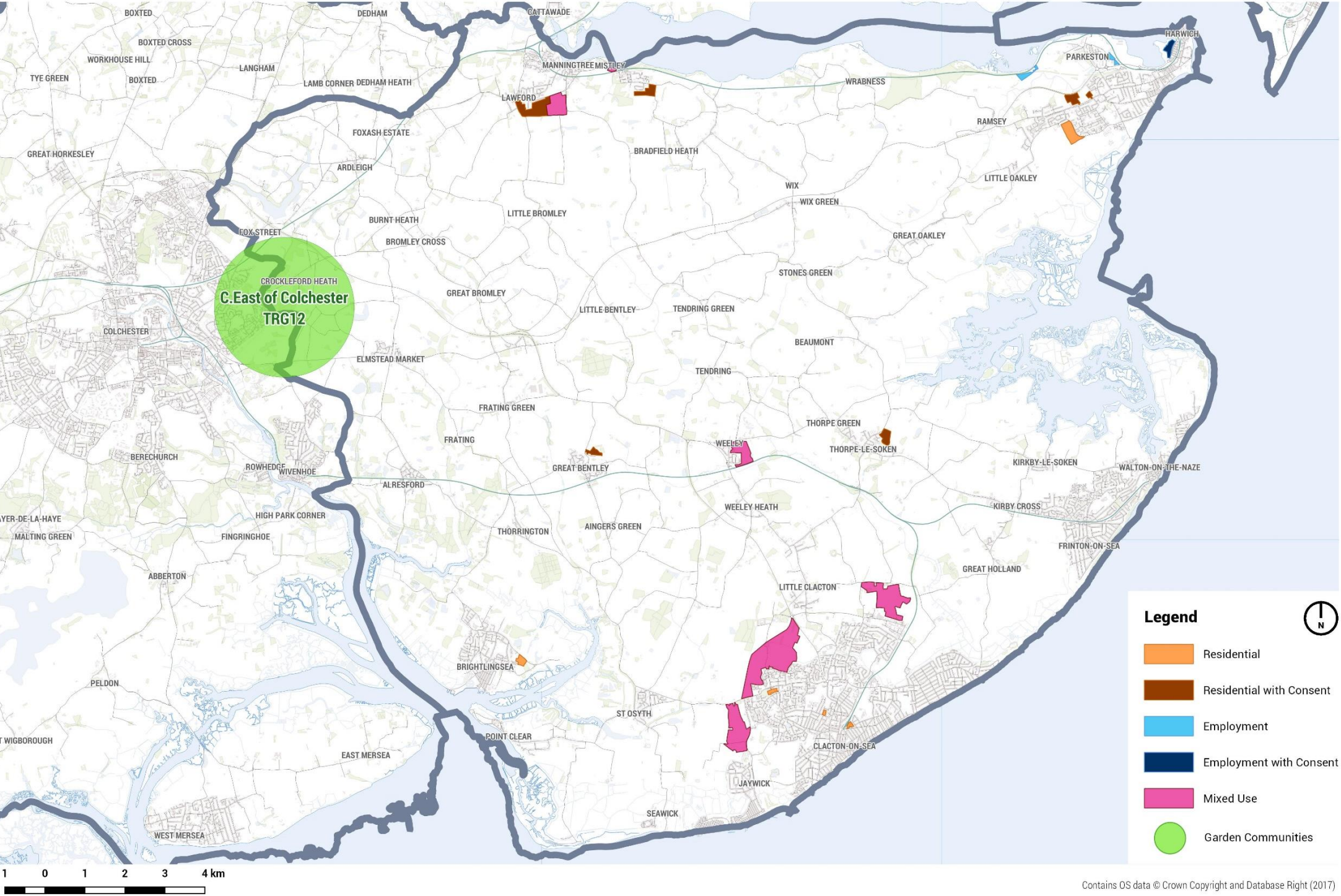
- 2.3 Part 1 of the emerging Local Plan covers strategic matters and has been jointly prepared by Braintree, Colchester, Essex and Tendring Councils along with Essex County Council. It covers the period 2013 to 2033.
- 2.4 Part 2 of the Local Plan contains policies relating solely to Tendring district for the same period. Tendring's Local Development Scheme (LDS) sets out that Examination in Public is planned for February 2018, with adoption programmed for September 2018¹.
- 2.5 The Objectively Assessed Need (OAN) for Tendring is 550 dwellings per annum² over the plan period up to 2033. The Preferred Options set out the broad strategic options for meeting the OAN in the plan period. One of the main strategic proposals is a new garden settlement to the east of Colchester, on the border of Colchester borough. The new community will deliver up to 2,500 homes within the plan period, as part of an overall total of between 7,000 and 9,000 homes. The remaining allocations for future housing growth is focused around the main settlements.
- 2.6 Tendring's proposed employment allocations are needed to provide job opportunities for residents in Tendring district and to support the growth aspirations for the towns. To achieve this objective, the authority seeks to allocate 40 hectares of new employment land for a range of B-class employment needs.
- 2.7 The individual sites – residential and commercial – that have been assessed as part of this IDP are shown in Appendix A.

Due to the long term nature of the delivery of the Garden Communities, the housing growth of these developments beyond the plan period, i.e. post-2033, has been reflected where this has been possible. However, it is not possible or appropriate to identify a trajectory for this growth.

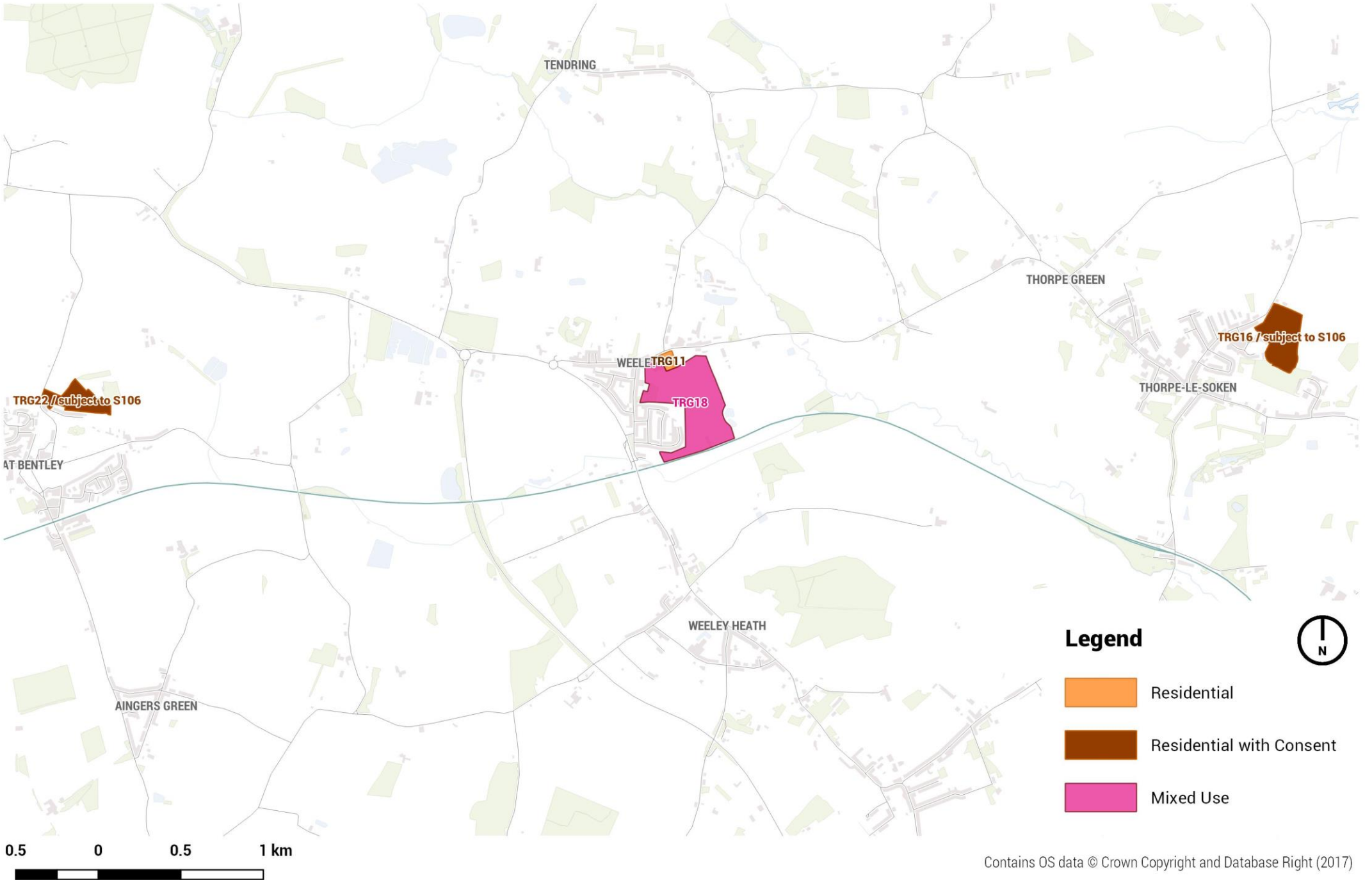
¹ Tendring Local Development Scheme (2016)

² Braintree, Chelmsford, Colchester, Tendring Objectively Assessed Housing Need Study, November 2016 update

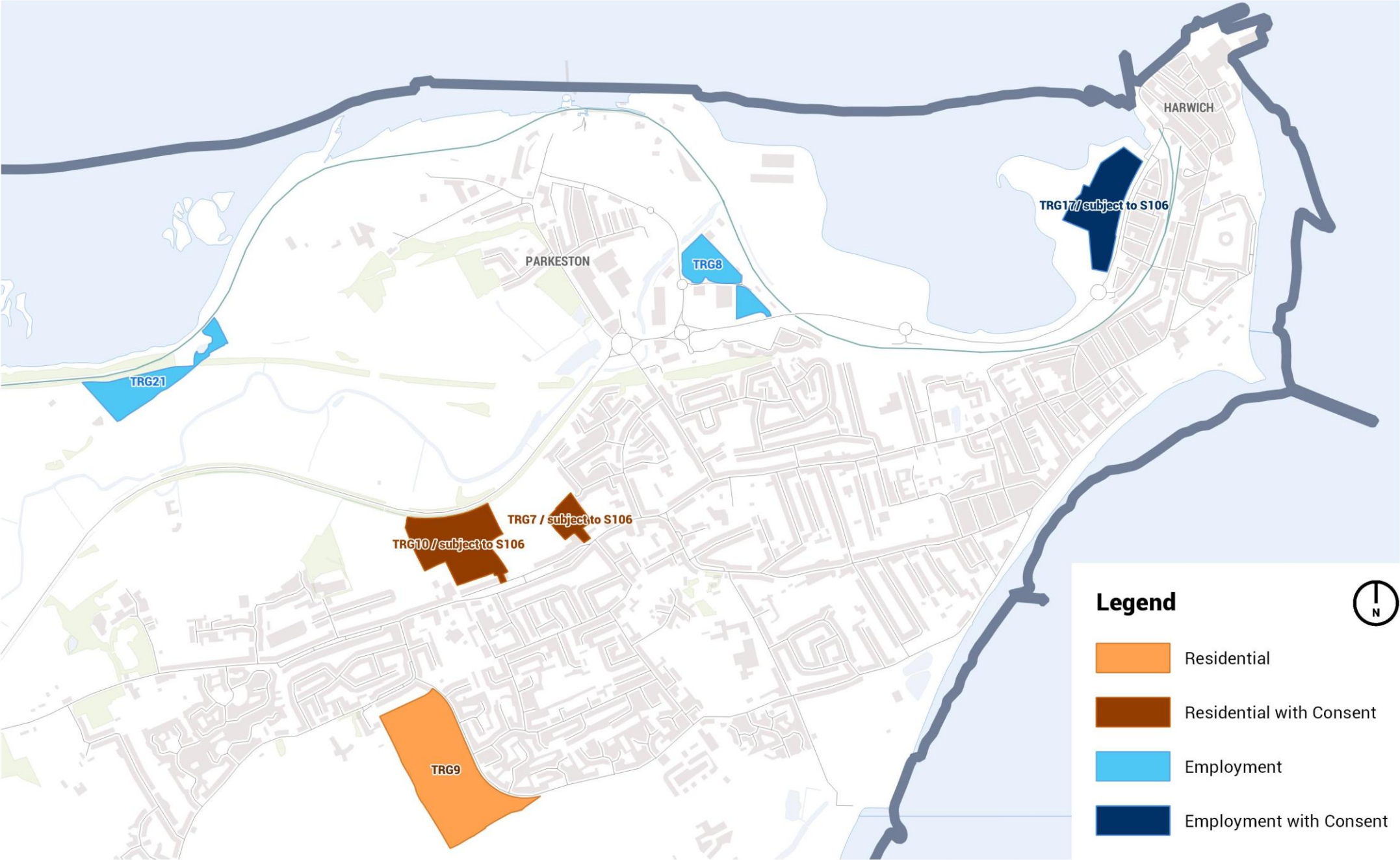
TENDRING DISTRICT - GROWTH LOCATIONS



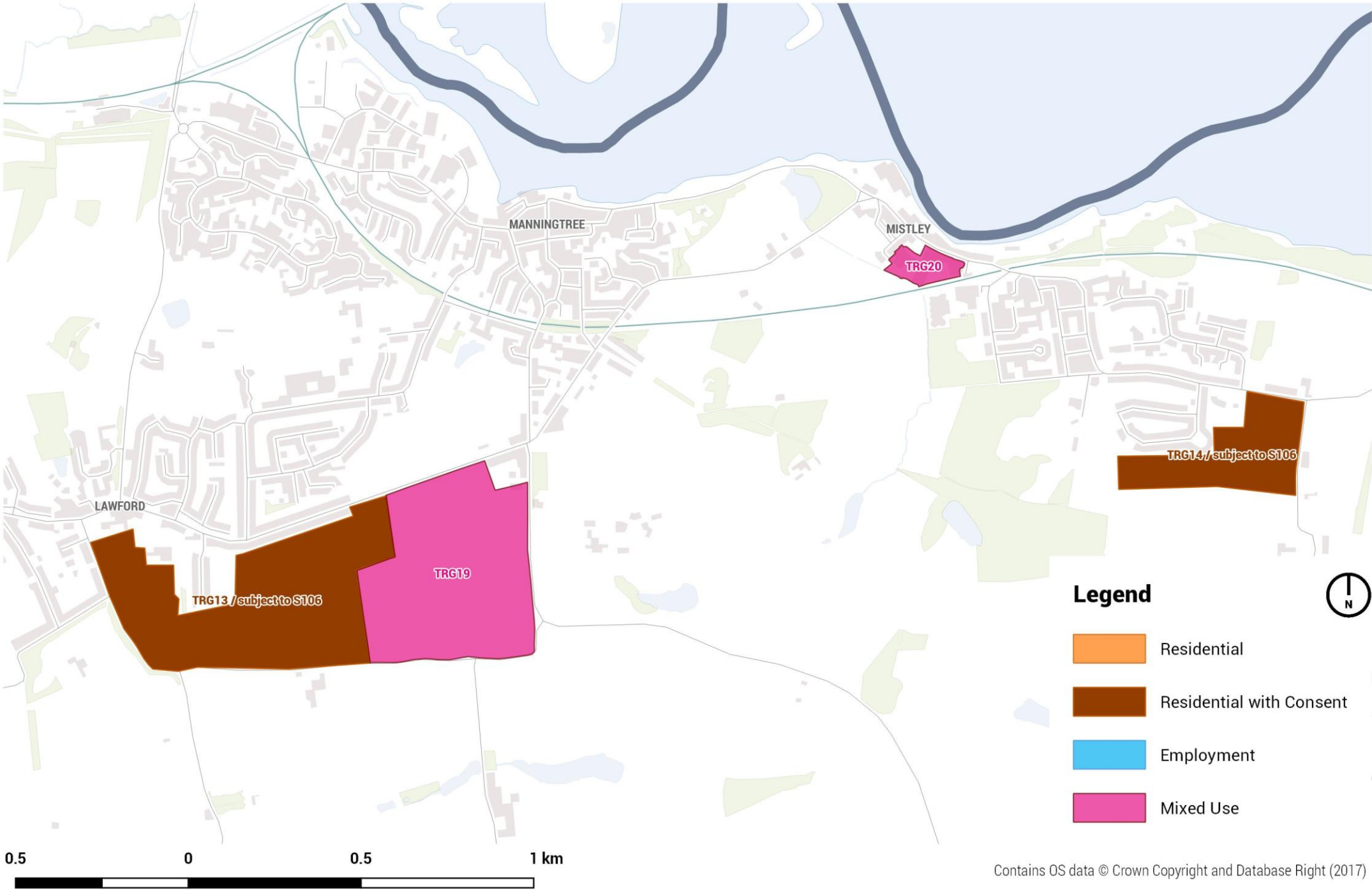
TENDRING CENTRAL: Great Bentley, Weeley and Thorpe-Le-Soken



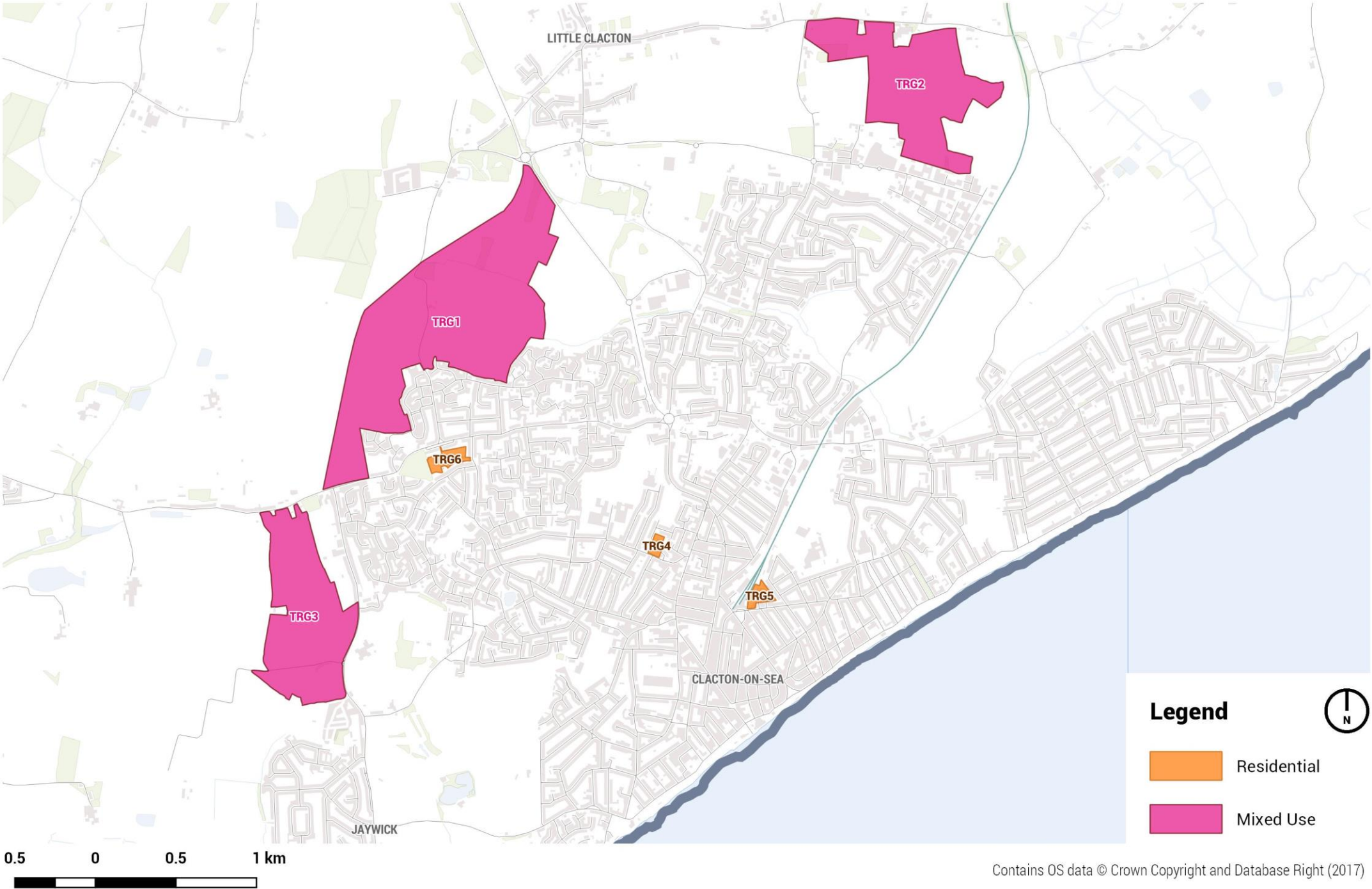
TENDRING NORTH EAST: Harwich



TENDRING NORTH WEST: Lawford and Mistley



TENDRING SOUTH EAST: Clacton-On-Sea



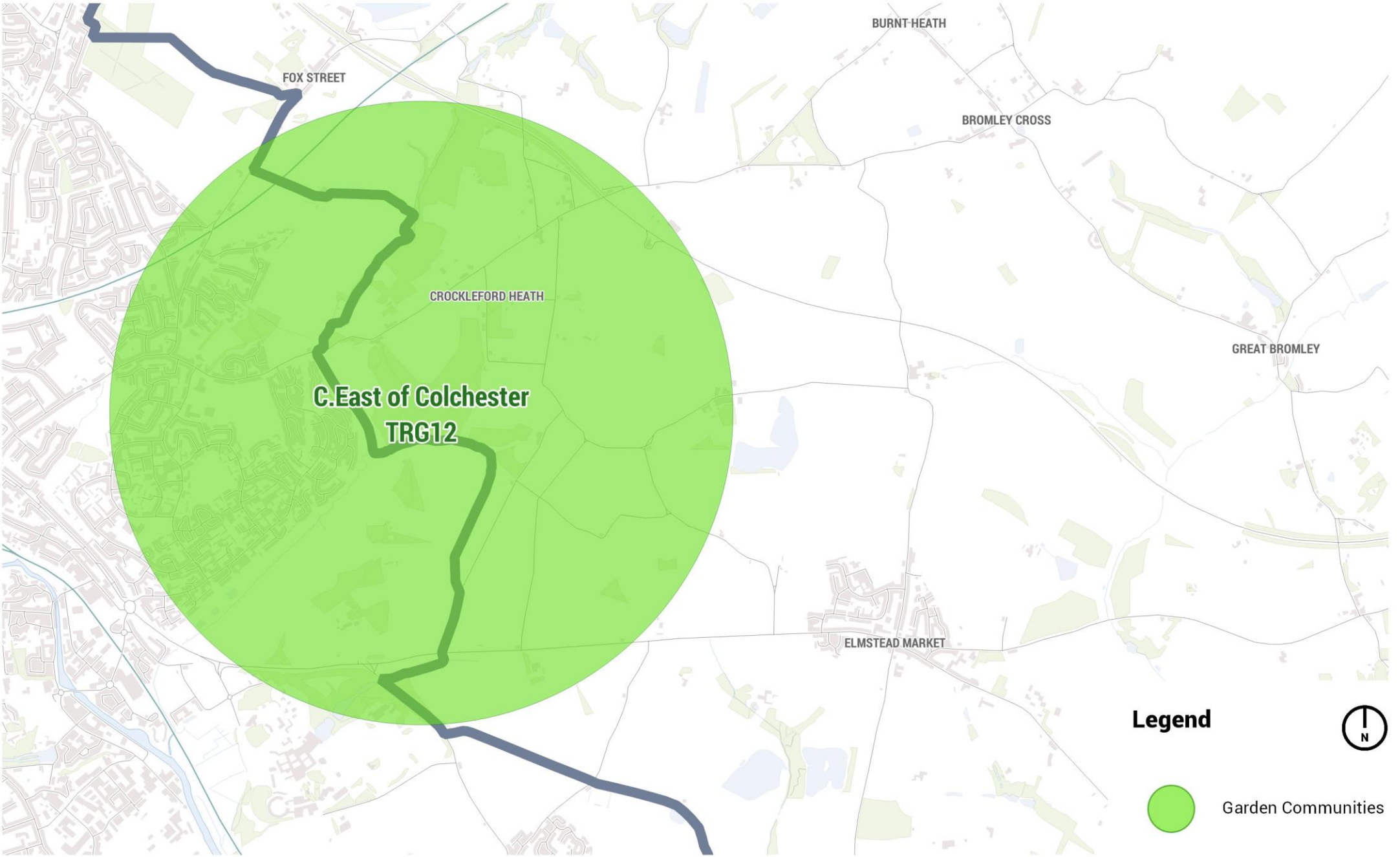
TENDRING SOUTH WEST: Brightlingsea



Legend

 Residential

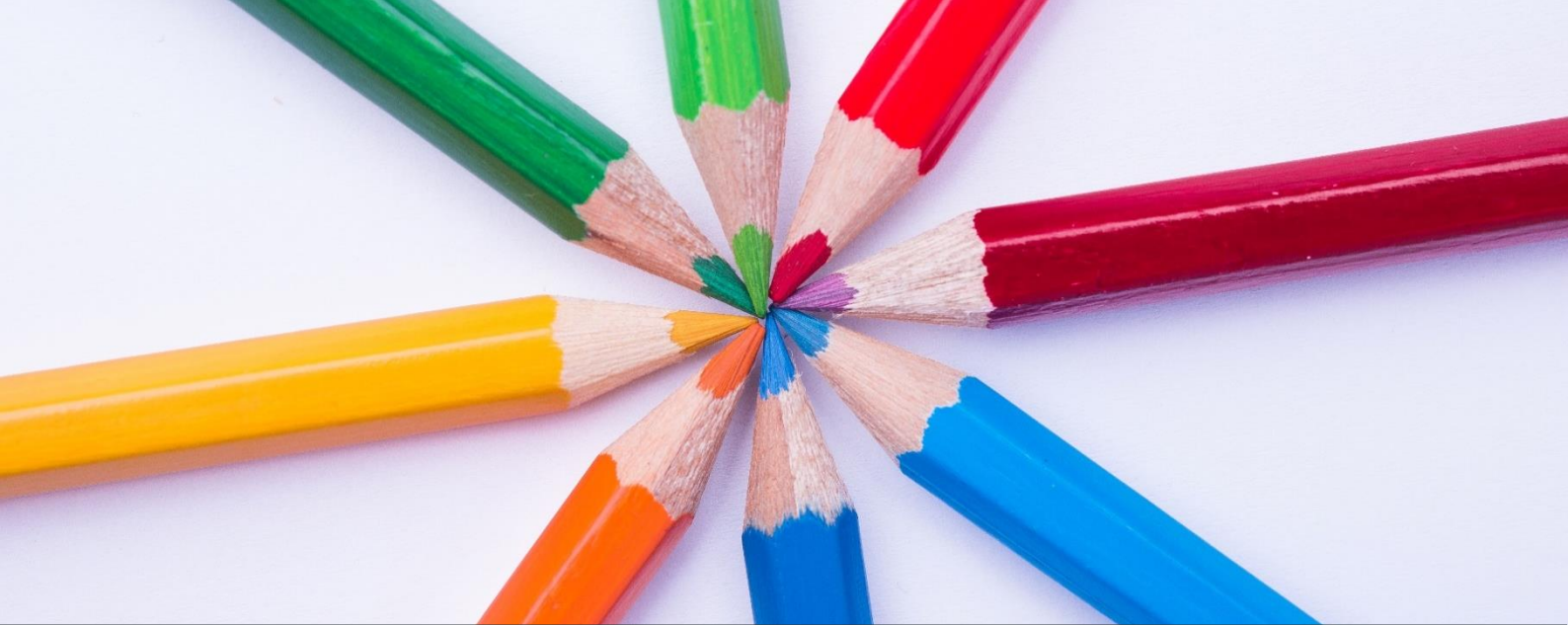




Legend



Garden Communities



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. This section seeks to simplify what is a very complicated subject, based on information provided by ECC and our own research.
- 3.2 We have included the following education services within our assessment:
- Early Years and Childcare (EY&C);
 - Primary education;
 - Secondary education;
 - Sixth form education; and
 - Further 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 the school an Academy or Free School will be selected to run it.

- 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 All dwellings, irrespective of size or type (e.g. retirement homes), are assumed to be qualifying houses thereby providing a 'worst case' scenario. It is likely that the numbers of pupils generated by individual developments may be lower than indicated.
- 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

- 3.8 The section on Primary Education identifies where new primary schools are required. In such circumstances, this provision will also include a 56-place nursery unless otherwise stated.
- 3.9 In summary, new primary schools will provide new nursery provision in the following locations:
- Clacton – one nursery each on Hartley Garden Village (TRG1), Oakwood Park (TRG2) and Rouses Farm (TRG4), with a further nursery at Hartley Garden Village beyond the plan period.
 - Weeley/Thorpe-le-Soken/Little Clacton/Tendring – one nursery.
- 3.10 The cost of providing each nursery would be included in the overall £7.3m cost of providing the new primary school. It would be misleading to separate out this cost. ECC currently seeks contributions of approximately £13,000 per place to provide additional or expanded facilities.
- 3.11 On the East Colchester Garden Community, new provision will likely be a mixture of provision as part of new primary schools and stand alone facilities. The new growth at the Garden Community will require an additional 260 places, so in total five new 56-place facilities will

be required. These will cost £3.9m, although, as explained above, some of this cost will be included in the cost of building a new school where it includes an EY&C setting. There will be an additional requirement of a further four facilities beyond the plan period.

- 3.12 In Clacton there is a surplus of places and a requirement to support growth of 230 new places. Three new 56-place EY&C facilities will be required, with the majority of these expected to be incorporated in the new school developments (see Primary Education section) and the remainder on separate sites. The cost of this provision has been estimated at £3m although, as explained above, some of this cost will be included in the cost of building a new school where it includes an EY&C setting.
- 3.13 In the Little Clacton/Tendring/Thorpe/Weeley area, there are sufficient places at present and a need for 34 new places. This will be achieved through provision as part of the new school development (see Primary Education section), with any remainder addressed through expansion of existing facilities. The cost of this provision has been estimated at £494,000 although again some of this cost will be accounted for through the provision of a joint primary/EY&C facility.
- 3.14 In Harwich, there is an existing shortfall of 22 places and a need for 49 new places. This will be achieved either through expansion of existing provision or provision of a new facility. The cost of this provision has been estimated at £637,000.
- 3.15 In the Manningtree/Lawford/Mistley area, there are sufficient places at present and a need for 44 new places. This will be achieved either through expansion of existing provision or provision of a new facility. The latter could be part of the expansion proposed at Lawford School. The cost of this provision has been estimated at £572,000 although again some of this cost will be accounted for through the provision of a joint primary/EY&C facility.
- 3.16 In Brightlingsea, there is a slight shortfall of existing places and a need for nine new places. This will be achieved through expansion of existing provision. The cost of this provision has been estimated at £130,000.
- 3.17 Where expansion of existing provision is required, ECC has reported that many existing settings are not capable of expansion in their existing location. As such, alternative solutions for provision will need to be found and these should be considered on a case-by-case basis. Whilst a significant proportion of provision is made by the private sector and it is assumed

that this will continue, it is necessary for the purposes of planning to work on a cautionary basis that the private sector it is not in a position to expand.

Primary Education

3.18 The following principles have been used by ECC to determine the overall needs and costs:

- New primary schools are assumed to be two forms of entry (2fe) with a 56-place nursery unless otherwise stated. The cost of such provision is approximately £7.3m.
- Expansions are costed at £12,218 per primary school place. All costs in this section are quoted at April 2016 prices and all contributions must be index linked to this date.
- Land and site preparation costs are excluded. As per the 2016 ECC Developers' Guide to Infrastructure Contributions³, it is expected that the developer will provide free, fit-for-purpose sites that are fully serviced and remediated.
- Contributions from development should be secured through s106 agreements unless otherwise stated.
- Where the need for new schools are identified against a site, other sites that benefit may be required to contribute towards both land and build costs.
- Where school facilities are to be used outside school hours by local communities, e.g. sports facilities, the education authority is not expected to bear any of these additional costs and fees would apply to their use.
- The Local Plan should specifically allocate education land as Class D1 use to avoid projects becoming unviable over the lifetime of the development due to attributing residential land values.

East Colchester Garden Community

3.19 Overall, the Garden Community and Colchester East area (including a proposed allocation for development at Welshwood Park in Colchester Borough) will generate the need for six schools, two within the plan period. The first should be capable of accommodating 3fe (2.8ha). It may be appropriate for it to be co-located with the secondary school that is required.

³ <http://www.essex.gov.uk/Environment%20Planning/Development-in-Essex/Documents/Developers-guide.pdf>

- 3.20 The growth arising within Tendring district from the Garden Settlement, does itself not require both new primary schools. However, it is not possible to determine the exact proportion of growth it accounts for. Moreover, the strategic nature of the site and its delivery means that it would not be appropriate to separate out the infrastructure needs between the two districts.
- 3.21 The first, 3fe primary school will cost approximately £10.2m. Each of the subsequent five schools would need to be 2fe, on 2.1ha sites and would cost approximately £7.3m each.
- 3.22 The first, 3fe primary school should be delivered within two years of commencement of development.

Clacton

- 3.23 The schools in the Clacton Primary Group are already operating over capacity (-141 plus 133 in temporary classrooms). The 10 Year Plan (the ECC school place planning document) suggests that 80 additional reception places are required by 2026/27. Additional capacity is planned at Ravens School to help reduce structural demand growth but know permitted development in the area is likely to require at least 1fe of further capacity up to 2020/21. Proposed development within Clacton will therefore need to provide capacity to meets its own demand.
- 3.24 To serve the growth across Clacton (sites TRG1, 2, 4-7), three primary school sites on Hartley Garden Village (TRG1), Oakwood Park (TRG2) and Rouses Farm (TRG4), each of 2.1ha, should be reserved. Given the delivery of development on these sites early in the plan period, a school on at least one of these sites will be required shortly after the first five-year period.
- 3.25 The cost of each new primary school is £7.3m. The six developments in Clacton will need to contribute £14.6m, which equates to 4fe within the plan period. This funding would be combined with 'basic need'⁴ to meet the overall growth in Clacton.
- 3.26 It should be noted that securing smaller (1fe) sites in these locations would significantly increase the cost of delivery and stated developer contribution.

⁴ 'Basic need' funding is funding from the Department for Education to address population growth

- 3.27 For the growth of Hartley Garden Village (TRG1) beyond the plan period, an additional (fourth) school site on TRG1 would be required. The cost would be approximately £7.3m.

Weeley/Thorpe-le-Soken/Little Clacton/Tendring

- 3.28 The schools in the Weeley/Thorpe/Little Clacton/Tendring Group are under pressure and, with permitted development, a deficit of 52 places is forecast. The 10 Year Plan suggests 41 reception places will need to be added by 2026/27. In addition, site TRG2 is, in part, within the primary admissions area of Engaines (Little Clacton) and there may thereby be some additional pressure on this Group.
- 3.29 To address the needs arising from growth at sites TRG15 (land south of the Council Offices, Weeley) and TRG20 (land east of Landmere Road, Thorpe-le-Soken), a 2.1ha, 2fe education site should be allocated in Weeley and developer funding of approximately £2m secured from these two developments.
- 3.30 Any additional growth beyond the plan period could, depending on the location of the new provision, be accommodated by the new primary school required to address the needs in the Clacton Group, principally in respect of the growth of Hartley Garden Village.

Harwich

- 3.31 Including known permitted development, but excluding these sites, a small surplus of 31 places is forecast by 2020/21 in the Harwich Group. The 10 Year Plan does however suggest up to 29 additional reception places will be needed by 2026/27. There are three schools in Harwich that have net capacities of between 1 and 2 fe and therefore require mixed age teaching. Expansion of one or more of these should be possible and potentially beneficial. However, the level of growth proposed (on sites TRG9 and 12-14) is unlikely to warrant a new school.
- 3.32 Feasibility work should be undertaken to identify which schools can/should be expanded. A contribution of approximately £2m, based on 164 places, should be secured from these sites.
- 3.33 This expansion is needed in the short term, as the majority of growth on the Harwich sites is expected by 2022.

Lawford/Manningtree/Mistley

- 3.34 In the Lawford/Manningtree/Mistley Group, a deficit of 65 places, due to housing growth, is envisaged by 2020/21. By excluding these developments there would be parity between provision and demand. The 10 Year Plan suggests, however, that by 2026/27 around 25 additional reception places will be needed.
- 3.35 Additional land to assist in the expansion of Lawford Primary School would be welcome. Based on the two developments (TRG17-18), developer contributions towards school expansions of approximately £1.8m would need to be secured.
- 3.36 This expansion is needed in the short term, as the majority of growth is expected by 2022.

Brightlingsea

- 3.37 The Brightlingsea Group as a whole will need additional capacity even without any housing growth. The 10 Year Plan suggests that by 2026/27, 49 additional reception places will be needed.
- 3.38 The main need for additional capacity cannot be attributed to the proposed development of TRG19 and therefore a new school site is not considered to be achievable as part of this Plan. School expansion options will need to be carefully considered and a contribution from TRG19 should be secured of £370,000.

Secondary Education

- 3.39 The principles for secondary education are the same as those for primary education. The only amendments and additions are:
- Expansions are costed at £18,561 per secondary school place. This is index linked to April 2016 prices.
 - Sufficient land has been allowed at proposed secondary schools for sixth forms but build costs for post-16 provision are excluded.

East Colchester Garden Community

- 3.40 Overall, the Garden Community will generate the need for a new secondary school for around 9fe. This will be needed early in the plan period.

- 3.41 The school should be provided on a minimum 9ha site and will cost approximately £30m (excluding 6th form) to build.
- 3.42 The growth arising within Tendring district from the Garden Settlement, does itself not require the new school. However, as with primary education it is not possible or appropriate to determine the exact proportion of growth it accounts for.
- 3.43 A second school will be required beyond the plan period to serve the Garden Community.

Clacton/Weeley/Thorpe-le-Soken/Little Clacton/Tendring

- 3.44 Across the Clacton/Weeley/Thorpe/Little Clacton/Tendring Group, taking into account housing growth already in the planning pipeline up to 2020/21, a deficit of 476 places is forecast. ECC's 10 Year Plan suggests that 265 additional Year 7 places will be needed in 2023/24.
- 3.45 Various options are being considered to address these deficits and the needs arising from growth. Developer contributions towards expansion projects from the sites in this Group would need to total approximately £10.9m. The additional provision will be needed early in the plan period.
- 3.46 The growth in Clacton expected beyond the plan period – principally at Hartley Garden Village – will not, of itself be sufficient to justify a new school. However, some further growth on top of this beyond 2033 would mean that a new school would likely be needed. However, its size or the most appropriate location cannot be predicted at this stage.

Harwich

- 3.47 By 2020-21, Harwich & Dovercourt High School is forecast to have an overall surplus of 143 places. However, as evidenced by the 10 Year Plan, Year 7 demand is rising and by 2025/26, 51 additional places will be needed.
- 3.48 Since forecasts suggest an overall deficit within the district as a whole, it is likely that some redistribution of demand will take place. It is necessary to keep some spare capacity⁵ in education place provision and it cannot be assumed that demand will be equal in each cohort.

⁵ A 5% surplus was recommended by the Audit Commission

- 3.49 The development sites served by the Harwich Group will add to the level of expansion necessary and should contribute approximately £2m.

Lawford/Manningtree/Mistley

- 3.50 Manningtree High School is forecast to be full by 2020/21 once housing in the planning pipeline is taken into account. According to the 10 Year Plan, 32 additional Year 7 places are required by 2023/24.
- 3.51 As with Harwich, the overall deficit within the district means it is likely that some redistribution of demand will take place.
- 3.52 The development sites served by the Lawford/Manningtree/Mistley Group will add to the level of expansion necessary and should contribute approximately £1.8m.

Brightlingsea

- 3.53 Colne Community School is forecast to be full by 2020/21 once housing in the planning pipeline is taken into account. According to the 10 Year Plan, 71 additional Year 7 places are required by 2024/25.
- 3.54 As with Harwich and Lawford/Manningtree/Mistley, the overall deficit within the district means it is likely that some redistribution of demand will take place.
- 3.55 The development sites served by the Brightlingsea Group will add to the level of expansion necessary and should contribute approximately £370,000.

Timing and delivery of Early Years and Childcare, primary and secondary education

- 3.56 All items are seen as critical to the sustainability of the developments proposed.
- 3.57 Land should be transferred to ECC prior to first occupation, with other sites in the area only being commenced on delivery of the new facilities. There may be some flexibility to bring forward modest development earlier depending on build and birth rate fluctuations. Smaller projects will be timed once precise unit mix and development phasing is known.
- 3.58 ECC will take the lead but delivery of schools may be in partnership with an Academy and EY&C with a private provider. Where new sites are required the developer will be responsible for delivery of suitable land.

- 3.59 ECC has indicated that its requirements would need to be kept under review if these developments did not come forward in the first 10 years of the plan period. This is particularly relevant for the major strategic sites where longer timescales are expected to be the case.

Funding of Early Years and Childcare, primary and secondary education

- 3.60 Funding will predominantly come from developer contributions. Where specific school/EY&C sites are identified and appropriate levels of contribution can be secured from no more than five sites, then S106 contributions can be pooled. Outside of this, other contributions will come from CIL.
- 3.61 Some limited funding will also come from Central Government Basic Need funding. Although this funding is only expected to address population growth rather than new development, in many cases where existing schools are expanded it will be difficult to distinguish between the two in terms of additional provision.

Post-16 Education

Sixth Form Education

- 3.62 Sixth form education is distinct from Further Education (FE) which is mainly provided by the private sector.
- 3.63 Five of the six secondary schools in the district currently have sixth form provision, all of which have plenty of capacity to expand, so there is no foreseeable need for additional capacity in the district over the plan period.

Further Education

- 3.64 Further Education (FE) addresses vocational post-16 education needs, i.e. people being educated in a setting other than a sixth form. It is provided by the private sector.
- 3.65 There are a number of providers delivering Post-16 learning in the district, including Essex County Council, Colchester Institute, The LightBulb Ltd and the Workers Educational Association. In addition, a number of learners attend Post-16 providers based outside of the district.
- 3.66 Presently the number of school leavers is projected to be stable in Tendring district.

3.67 Colchester Institute has recently made improvements to its Colchester campus to better focus on growth and priority areas and resources to support Engineering, Construction and Digital Media. £20m has been spent at the Colchester campus in the past four years to improve the learning experience and support skills priorities, and this work will continue in accordance with estates masterplans.

3.68 Key future plans include:

- Introduction of Advanced Manufacturing and Engineering provision to the Braintree Campus opening in Spring 2017 (part of a £6 million investment which will provide the first engineering skills provision in the district).
- Introduction of Digital Media facilities and curriculum to the Braintree Campus from Spring 2017.

3.69 In addition, it is proposed that there will be expansion of apprenticeship provision to include Degree and Higher Level Apprenticeships, in particular in:

- Pharmacy Services
- Software Technician
- Cyber Security
- Care and Leadership Management
- Pharmaceutical Science / Lab Technician
- Network Engineer
- Advanced Manufacturing Technologies
- Engineering Management
- Engineering Design
- Manufacturing Quality Control and Process
- Dental Practice Manager
- Day Care Manager

3.70 No specific other infrastructure needs were identified.

Costs and funding

- 3.71 It is important to be cautious in estimating needs over the plan period. One of the main reasons is that, over the plan period, there are likely to be significant changes in post-16 education provision and demands. In particular there is likely to be increased rigour in academic and vocational Level 3 programmes and the Apprenticeship Levy which is expected to have an impact on the number of young people in post-16 education and the split between sixth form and further education. In addition, it is forecast that students will travel increasing distances to learn, making predictions about demand for places very difficult.
- 3.72 The same applies to costing provision, as this depends on the types of courses sought and the setting. It is assumed however that any costs associated with further education will be met by private sector sources.



4 Health and Social Wellbeing

- 4.1 For the purposes of the IDP, health and social wellbeing consists of the following:
- General Practitioner (GP) services
 - Hospitals
 - Social care
 - Public health
- 4.2 This analysis also does not take into account wider primary care service such as dentists, pharmacies, opticians, community health (health visiting, school nursing, midwifery, district nursing, etc) which will all be impacted by demand from growth.
- 4.3 The Health and Social Care Act 2012 has radically changed the way that primary care services are planned and organised. This has facilitated a move to clinical commissioning, a renewed focus on public health and allowing healthcare market competition for patients. This is primarily provided by the Clinical Commissioning Groups (CCGs), with Tendring covered by the North Essex CCG. The CCG is responsible for planning and buying ('commissioning') local health services.
- 4.4 Separately, Sustainability and Transformation Plans (STPs), are being prepared for wider areas that incorporate some or all of the CCG areas. The North Essex CCG area is covered by the North East Essex, West and East Suffolk STP. The draft STP, published in October 2016, summarises the work to date and outlines how the system-wide plan can be delivered across organisations, how the known and emerging risks can be managed, and how by working

together the quality and safety of care provision can be improved. The document is currently out for public consultation with a view to finalising it later in 2017.

- 4.5 Public health services are provided by Essex County Council in partnership with the respective local authorities. These services are focused on prevention and early intervention, specifically developing measures that help to reduce illness and to tackle the causes of poor health at source. This includes initiatives to increase activity and healthy living, such as cycling and walking, as well as provision of green space within developments. The strategic overview of the STPs includes consideration of these issues.

Primary Care Services

- 4.6 The Primary Care Strategies of the CCGs focus on the following key areas:
- General Practice to be provided at scale aligned to defined neighbourhoods of a minimum of 50,000 practice list size.
 - 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 care with the local authority and voluntary sector delivering services in a co-located primary care hubs.
 - Improved use of technology in General Practice.
 - Improved quality of care and safety of General Practice.
 - Increased patient access – seven day services and reduce demand in the wider healthcare system through improved prevention and self-care.
 - Fit for purpose estate for the delivery of modern General Practice.
 - Supporting the development of a resilient General Practice workforce.
- 4.7 A particular focus of the STPs is bringing simple diagnostics and care more into communities. This does not necessarily mean needing more properties but trying to find space in existing surgeries for activity that would traditionally be found in an acute care setting.
- 4.8 The CCGs are also looking at more prevention-based and integrated service provision with social care. Ideally they would like citizens advice, mental health, yoga, pilates, a cyber café, etc, as part of the hub provision.

- 4.9 This growing focus on bringing care provision into a single point within the community means in practice the creation of primary care hubs. It is envisaged that GPs will share buildings with a wide range of health providers, including dentists, pharmacies, optometrists, opticians, etc. There may be some smaller 'spoke' facilities which provide particular specialisms not otherwise provided at the main hub. Often the need for a spoke facility will be because of geography, e.g. an area of population is not large enough to merit its own hub but is physically separated from the main hub by a river, making journey times unacceptably long for patients.
- 4.10 In addition the CCGs have set out in the STPs to review where they may need to increase estate, or invest in buildings and infrastructure to make them fit for purpose in order to support the scaling up of primary care services identified above and also the provision of care closer to home.
- 4.11 The approach taken by the two national property arms of the NHS (NHS Property Services and Community Health Partnerships), which advise the CCGs, is that they would not generally build a GP surgery just for the residents of a new development. They are seeking much larger practices that follow the 'hub' model and such provision can rarely be justified through Section 106 contributions or in terms of the large amount of land that would be sought to develop a hub from a single development. In order to develop hubs, the preferred approach would be to relocate an existing practice or practices into a new facility that, with the wider growth planned, will eventually become a hub facility.
- 4.12 New facilities don't have to be stand alone buildings. Any way of keeping revenue down is desirable. So, for example, a hub may have residential development above it, retail provided on site or community uses as part of the same site. It could also be co-located with extra care provision. Essex County Council would deliver the building as extra care provider and then the healthcare providers could take another part of the site or building.
- 4.13 There are also CCG priorities related to services being:
- Paper-free at the point of care
 - Provided digitally
 - Improving population health and wellbeing through the use of information, insight and innovation

- Modern infrastructure, systems and services.

4.14 This in turn will lead to the 'Digital Patient' programme which will provide alternative methods for patients and the wider community to receive and contribute to care using technologies that most appropriately meet their needs. Practically this could mean the use of video-conferencing services, e.g. Skype, to reducing the need for face-to-face appointments and care.

Hospitals

4.15 The Colchester Hospital University NHS Foundation Trust provides acute, outpatient and maternity services to the Tendring district area. Acute services are provided at Colchester General Hospital in Colchester, with outpatient and maternity services also provided at community hospitals in Clacton and Harwich in Tendring district and Halstead in Braintree district.

4.16 The STPs envisage that, over the next five years, hospital services will be reconfigured and transformed, with new models of care meaning more care will be provided as close to people's homes as possible. In particular, Colchester and Ipswich Hospitals will build on their partnership work. This will include a range of significant clinical reconfiguration projects, centralisation of services and programmes to improve quality, safety and patient experience. It is likely that there will be changes to where some services are delivered.

4.17 In line with Primary Care Strategies and shifting care closer to home where possible, it is envisaged that the impact on the acute sector will culminate in the greater complexity and health needs of patients presenting in the acute sector. Hospitals will need to be redesigned to treat the patients of the future, with specific redesign based upon:

- Greater community based care for less acute patients.
- Ageing population.
- Hospital facilities which maximise the potential to treat the most needy in the most efficient manner possible, centralising services and maximising economies of scale.
- Greater treat and discharge models of care, linking to increased community and social care provision.
- Move to designated day-case and ambulatory models of care and settings.

- Increased health needs/acuity of those patients presenting in the acute sector.
- Provision of the transfer of patients to less acute settings as soon as clinically appropriate, providing patients with care closer to home as soon as possible.
- The centralisation of support functions and services, such as Pharmacy, enabling the greater provision of community healthcare whilst maintaining the most acute patient care within the acute setting.

4.18 Repatriation of tertiary services where practically possible.

Social care

- 4.19 Social care for both adults and children is provided by Essex County Council (ECC). This covers a range of functions and services and is provided by a range of different providers. In the ECC Capital Budget is monies for vulnerable people, independent living and Essex Cares Limited, a separate company that provides services to allow people to live independently in their homes. This includes supporting adults with learning, physical, sensory or mental health needs.
- 4.20 Essex County Council can make specific provision of built infrastructure for care services, e.g. extra care.

Public health

- 4.21 Responsibility for public health was moved out of the NHS into local government in April 2013. Health and Wellbeing Boards (HWBs) promote co-operation from leaders in the health and social care system to improve the health and wellbeing of their local population and reduce health inequalities.
- 4.22 HWBs are responsible for producing a Joint Health & Wellbeing Strategies (JHWS), Joint Strategic Needs Assessments (JSNA) and Pharmaceutical Needs Assessments (PNA) for the Tendring district area.

Existing provision

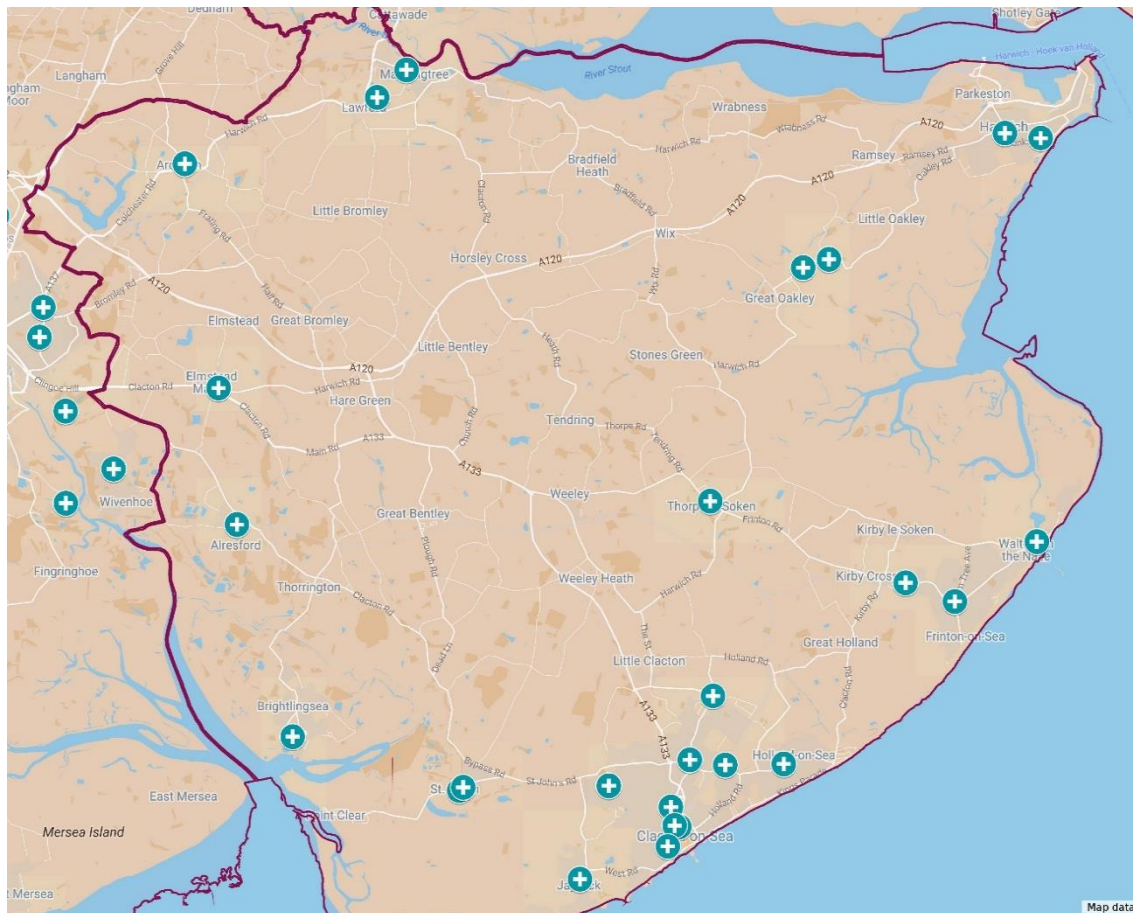
- 4.23 Figure 4.1 shows the location of existing General Practitioner (GP) surgeries.

Figure 4.1: Location of existing GP surgeries in Tendring district

- 4.24 For the purposes of the assessment it is assumed that all of these GP surgeries are at capacity, either at present or will be once growth already in the planning pipeline is completed.

Needs

- 4.25 The proposed growth in Tendring is expected to require provision of a new Health Centre Hub in Central/East Colchester to absorb growth at the East Colchester Garden Community.



The total space requirement would be 3,000m² GIA. North Essex CCG is currently in discussions with CBC for potential development in the Hythe.

- 4.26 Growth at Hartley Garden Village (TRG1) would be addressed through expansion to create a Health Centre Hub. This would potentially involve relocation of either Green Elms surgery, Nayland Drive surgery (a branch of the Green Elms surgery) or both. The overall space required would be 2,000m² GIA.

- 4.27 In Clacton, growth at Oakwood Park (TRG2) could be supported through enhanced primary floorspace provision. This could be either by reconfiguration and/or refurbishment of the existing NHS estate (existing surgeries within two kilometres are Crusader, Great Clacton and Epping Close) to create a Health Centre Hub of approximately 3,000m² GIA. A full business case for such a development is currently in progress.
- 4.28 In Lawford, Manningtree and Mistley, the same approach would be required to create a Health Centre Hub. This could be either by reconfiguration and/or refurbishment of the existing NHS estate (existing surgeries within two kilometres are Lawford and Riverside surgeries) to create a Health Centre Hub of approximately 650m² GIA.
- 4.29 In Brightlingsea and Thorpe-le-Soken, enhanced primary care floorspace is required which would involve reconfiguration and/or refurbishment of Colne Medical Centre (Brightlingsea) and Thorpe Surgery (Thorpe-le-Soken).
- 4.30 Growth of smaller sites in Harwich and Clacton will require either reconfiguration and/or refurbishment of the existing NHS estate. Surgeries serving these areas within a two kilometre radius are:
- Harwich - Fronks Road, Mayflower and Harewood
 - Clacton - Great Clacton Medical, Old Road, Ranworth, East Lynne, St James, Nayland Drive
- 4.31 Growth at Weeley would require expansion of existing provision further than two kilometres away, at either Thorpe Surgery in Thorpe-le-Soken or the Hollies in Great Bentley.

Costs

- 4.32 It is not possible to accurately determine the build cost or size of new health hubs 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 of such provision on a particular development site. Certainly it will not be the case that each health hub would be a fixed size or would have a fixed list of services.
- 4.33 With the changing nature of health provision, it is not possible to establish other health infrastructure costs either because the type of change required to accommodate growth, particularly over the medium- to long-term, is not possible to accurately determine. This is discussed in more detail below under 'Timing and nature of future provision'.

Funding

- 4.34 Funding for expansion of existing GP surgeries would firstly come through the Improvement Grant. This is funding that practices can apply for through NHS England for capital improvements to their practices. The contribution would be 66% of what is requested and the practices are then required to bridge the financial gap. This could in some cases be difficult for practices to achieve.
- 4.35 Any gaps in funding would therefore need to be bridged through developer contributions.
- 4.36 For the provision of new Health Hubs, there are various funding options which are likely to be required to replace Government capital funding after April 2017. One option is third party investment funding which is a partnership between the public and private sector. In such circumstances, a specialist developer will fund the capital cost of construction of the new premises and the GPs that occupy those premises enter into a lease with the developer. The GPs are able to receive reimbursement of the rent from NHS England.
- 4.37 Where such centres are designed as larger multi-use hubs, the developer will separately then rent out the other space which is not used by the GP services.
- 4.38 There may be other models available to bring forward such developments, usually involving some variation on the public-private sector partnership. For this type of development and also for expansion of existing surgeries, any gaps in funding will need to be bridged through developer contributions.
- 4.39 Land may or may not be provided free for the development of a healthcare facility. However, this would only be desirable for larger 'hub'-type developments that would house a range of medical services. Smaller developments which may only accommodate a practice of two or three GPs would make this inefficient.

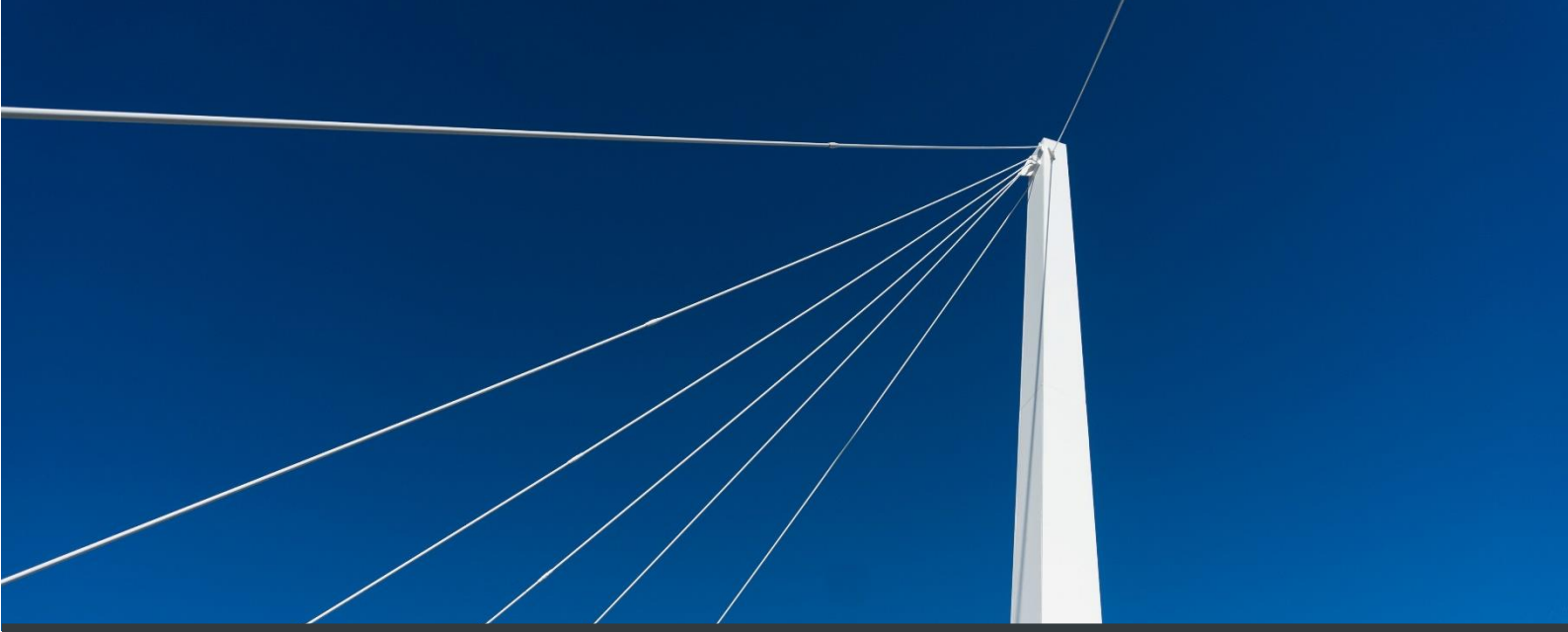
Timing and nature of future provision

- 4.40 The provision of appropriate primary healthcare facilities to support growth is a critical item. The necessary provision should be delivered as new growth comes forward to ensure that healthcare impacts are appropriately mitigated.
- 4.41 If any on-site provision is required as part of strategic sites then this would need to be provided in a timely manner once a patient-orientated critical mass has been achieved.

Specifically, any potential development of medical facilities at the Hythe to serve East/Central Colchester growth would need to be phased to reflect the time period over which growth is expected to come forward. This should also factor in the growing student population expected in this area which will be approximately 10,000 by 2021.

- 4.42 The IDP identifies a series of infrastructure requirements, either in the form of expansion of existing built facilities or new facilities in the form of health hubs. However, exactly what this provision will ultimately be 'on the ground' is extremely difficult to determine at this stage. This is why it is not possible to determine the exact quantum of space or the cost of providing it.
- 4.43 The reason for this is that the provision of healthcare services and delivery models are changing so significantly and will continue to change for the foreseeable future, possibly in many different ways and certainly in ways that are difficult to anticipate at this point in time.
- 4.44 The reasons for this are multiple and complex. Firstly, every location will have slightly different needs to accommodate and therefore the most suitable version of a health hub will vary, even within a CCG area or a district.
- 4.45 Secondly, changing service delivery models are likely to bring totally different ways of providing services into the mainstream. One of the most significant examples, raised earlier, is digital provision, where people see their GP via video-conference. If this were to become a significant part of service provision then it would arguably be a better use of available funding to improve broadband provision to all homes than providing a new built medical facility. Whilst there will be a continuing need for clinical buildings, if digital provision grows then there may also need to be provision made for digital service bases as well.

Over the plan period, health providers will need investment but more than likely it will be in very different forms of delivery and asset than the buildings that have traditionally been developed. It will be important that this is reviewed regularly as part of the IDP update process. Moreover, promoters of development must liaise with health commissioners at the earliest possible stage in order to understand what type of provision will fit most appropriately with local needs.



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 assessment by AWS has identified needs using a 'RAG' (Red-Amber-Green) approach:
- 'Red' sites have major constraints to provision of infrastructure and/or treatment to serve proposed growth.
 - 'Amber' sites require infrastructure and/or treatment upgrades to serve the proposed growth; alternatively, diversion of assets may be required.
 - 'Green' sites have capacity available to serve the proposed growth.
- 5.5 The information and RAG status for each proposed site has been assessed considering existing commitments but on an individual site basis. The cumulative impact from all the proposed sites on the allocated treatment or network resource is not indicated by the RAG status. It should be noted therefore that the cumulative effect of all the proposed sites may require enhancement to capacity.

Needs

- 5.6 In respect of the East Colchester Garden Community, there is sufficient existing capacity in the WRC network to support this growth during the plan period. Beyond the plan period, upgrades will be required.
- 5.7 However, the existing flow permit is insufficient to address this level of growth. Additional permits will be required and it is expected that the Environment Agency will require a high standard of water quality.
- 5.8 In terms of other growth locations, the Clacton-Holland Haven WRC has been assessed as 'red' in terms of WRC capacity and will require enhancement to treatment capacity. This will affect the sites shown in Table 5.1.

Table 5.1: Sites requiring enhancement to treatment capacity at Clacton-Holland Haven WRC

Site	Site location	Housing or employment?
TRG1 – Hartley Garden Village	West Clacton	Housing
TRG2 - Oakwood Park	North Clacton	Housing
TRG4 – Rouses Farm	West Clacton	Housing
TRG5 – Land at Coppins Court	Central Clacton	Housing
TRG6 – Station Gateway	Central Clacton	Housing
TRG7 – Former Tendring 100 Waterworks site	Central Clacton	Housing
TRG15 – Land south of Council offices	Weeley	Housing
TRG25 – Land south of Thorpe Road	Weeley	Employment

- 5.9 In terms of foul sewerage, AWS makes the assumption that all developments of greater than 10 properties will require some form of network enhancement. Therefore all sites are considered to be 'amber' and improvements will be needed. Ultimately the available capacity in the foul water network will need to be determined by more detailed analysis.
- 5.10 For all sites, the surface water network capacity is a constraint to provision (i.e. is listed as having 'red' status). Urban run-off needs to be controlled on site to ensure no increase in run-off to the local river system. The use of sustainable drainage systems (SuDS) to provide water quality, amenity and ecological benefits in addition to the flood risk management benefits, will be expected. This will also ensure that:
- new development does not cause a deterioration in Water Framework Directive (WFD) status to any waterbody;

- a package of mitigation works to enhance the WFD status of relevant waterbodies are undertaken; and
- development does not prevent the future achievement of Good Ecological Status/Potential in any waterbody.

5.11 Only as a last resort, if a SUDS solution is not possible, should surface water be planned to enter the used water network.

5.12 All sites will therefore need to address surface water matters appropriately but this will need to be done on a site-by-site basis. Surface water flooding is considered in more detail in Section 7.

Costs

5.13 AWS has stated that it is not possible to provide costs for the additional used water infrastructure to serve growth. This will need to be determined when particular schemes are assessed.

Funding

5.14 In general, used water treatment infrastructure upgrades to provide for residential growth are wholly funded by AWS through its Asset Management Plan (AMP). AWS is currently within the five-year AMP period 2015 to 2020. This does include schemes to address growth capacity at some of the key WRCs in the Tendring district area, but this is not sufficient to fully accommodate the needs arising from growth. Therefore in order for AWS to fund specific upgrades, it will be necessary to put forward growth schemes for inclusion within the next AMP (post-2021) and for these to be approved, planned and funded, as well as signed off by the regulator, OFWAT. The only other alternative is that developers forward fund this work; however, given the potential costs involved, this is unlikely for all but the largest schemes.

Delivery and timing

5.15 For the East Colchester Garden Community, the need to upgrade WRC provision and to provide strategic sewer solutions means that it will be difficult for any significant growth to come forward before 2022/23 without a commitment to deliver the necessary upgrades in the next AMP period (2021-2025). This is therefore a critical item. The alternative is that it will

be developer funded but this is substantially less likely given the costs involved and the uncertainty over the likelihood of recouping this funding.

Water – Potable supply

- 5.16 The provider of drinking water services to Tendring district is Affinity Water.

Needs

- 5.17 In respect of growth in north east Clacton, significant reinforcement would be needed to support growth of TGR2. The development is located in a critical area and the issue has already been confirmed by studies undertaken in respect of previous proposals for growth. This has been raised through discussions between Affinity Water and site promoters on previous planning applications.
- 5.18 The remaining strategic growth on the west side of Clacton (TGR1, 4) is not considered, based on a high level assessment, to create any issues. However, a more complete hydraulic study is required to confirm this as at least one booster may require an upgrade.
- 5.19 No other areas show signs of critical needs but a more dedicated study is required to confirm whether local reinforcements are required.

Costs

- 5.20 For site TRG2 in north east Clacton, 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.
- 5.21 Sites where additional lengths of water main are required would be expected to be funded by the developer as a site-specific cost.

Funding

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

- 5.23 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.

Delivery and timing

- 5.24 Site specific connections and the necessary supporting infrastructure must be provided as part of the construction phase. This will be the responsibility of the developer to provide in conjunction with Affinity Water.

Gas

- 5.25 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.
- 5.26 National Grid has reported that, at present, there are no areas of Tendring district that are likely to require additional gas infrastructure to accommodate the proposed levels of growth. However, as the National Grid connections process works on a first-come, first-served basis, there is no guarantee that this capacity will still be available at the time an official connections request is sent in.
- 5.27 Gas supplies are funded by developers and National Grid. When a request for a supply is received, developers are quoted a Connection Charge. If the connection requires reinforcement of the network then a Reinforcement Charge may also be applied. The apportioning of reinforcement costs are split between the developer and National Grid, depending on the results of a costing exercise internally. These are site-specific costs so there would be no call on external funding sources.

Electricity

- 5.28 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.

- 5.29 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.
- 5.30 The area is served by two 132/33kV (Grid) substations, one at Lawford supplying the area to the north including Manningtree, Harwich and Dovercourt, the other at Clacton supplying Walton, Frinton, Clacton and areas to the south. Each Grid substation supplies several 33/11kV substations that finally provide the 11kV distribution network to meet the local requirements.

Figure 5.1: Existing electricity substations serving Tendring district



Source: UK Power Networks

Needs

- 5.31 For growth during the plan period, the East Colchester Garden Community will not require any significant new infrastructure. However, beyond the plan period, the additional growth would possibly require reinforcement of the 33kV network at Colchester Grid substation, extension of the 33kV network to a new Primary 33/11kV substation close to the development. This would involve approximately a 4km cable route, a new crossing of the River Colne and the Network Rail line to Clacton. A reserve primary substation site nearby may be available for use subject to third party constraints.
- 5.32 For development in the Weeley area, there is adequate capacity at the primary substation at Clacton Grid substation. It is envisaged that 11kV extensions will be necessary for these developments.
- 5.33 The 132/33kV Grid substation at Clacton is due to be reinforced within the next few years with larger capacity 33kV switchgear. This will create additional headroom at the 33kV level. If additional capacity is required, the 132/33kV transformers at Clacton Grid can also be replaced, however this is not expected to be necessary before 2023. Regular reviews will monitor when this will be required. The Clacton Local Primary substation located at the Clacton Grid site has been reinforced in recent years and, along with new 11kV cables, has provided new 11kV capacity across Clacton by the transfer/sharing of demand. The primary substation at Chisbon Heath is due to have new transformers installed during the next regulatory period between 2015 and 2022. The new transformers will be larger in capacity and therefore provide additional capacity available to the 11kV network.
- 5.34 None of the residential sites in the other locations will create any issues.
- 5.35 For all larger sites - over 50 dwellings - there is likely to be a need for a new secondary sub-station provided on site. This would be on a 5m x 4m plot and would contain an 11,000/400 volt transformer plus a switch or switches. Such sub-stations are required where an existing sub-station is either too far from the new development or does not have sufficient capacity to supply it. The new sub-station would normally just supply the new development but could also connect to the surrounding electricity network to provide an alternative means of supply in the event of a fault on the network.

- 5.36 For the employment development, without an idea of loadings or demand required (based on the types of users by use class), it is not possible to assess the capacity constraints within the network.

Costs and funding

- 5.37 The allocation of costs for future reinforcement is a complicated mechanism as UKPN is not permitted by its licence conditions to invest ahead of need or for speculative developments. When reinforcement is required the cost for reinforcement and possibly connections is passed to the developer making the request for the new demand. They may receive some funding from the regulatory income UKPN has from OfGEM where existing assets are reinforced/replaced.
- 5.38 Estimation of works more than a few years ahead are also likely to be inaccurate and unreliable as the network evolves and changes as a matter of course. Costs and estimates for connections and reinforcement would need to go through UKPN's commercial department having received an application first.
- 5.39 In 2015, the cost of providing for these needs has been estimated at approximately £1,000 per dwelling, plus the cost of the 11kV network extension or diversion. The cost of providing an on-site substation to serve the larger sites would also be extra, with the total cost estimated in 2015 to be in the region of £50,000, depending on the load requested by the developer. Such costs would be covered solely by the developer.
- 5.40 It should be noted that schemes coming forward after 2020 may have different charging strategies and policies as directed by OfGEM.

Delivery and timing

- 5.41 Site specific connections and the necessary supporting infrastructure must be provided as part of the early construction phases. This will be the responsibility of the developer to provide in conjunction with UKPN.



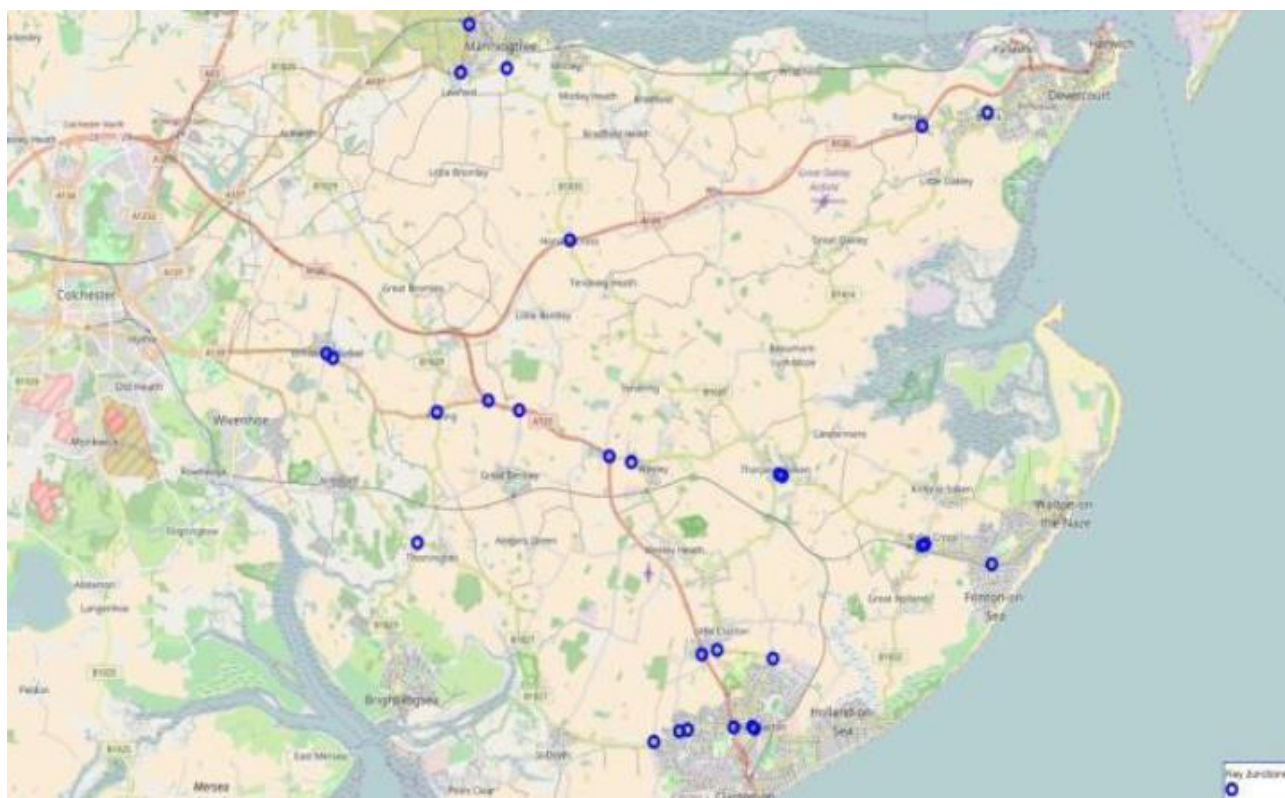
6 Transport

- 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.
- 6.2 Generally there is a strong movement of people from Tendring into urban Colchester, as well as commuter movement of people to London. The former is significantly road-based movement with the latter more focused on the rail network, both along the Great Eastern Mainline and along the branch lines to Clacton and, to a lesser extent, Harwich.
- 6.3 The A120 operates at capacity during the peak periods. Being a largely rural district, there is heavy reliance on the private car. Development will add pressure to the transport network and measures will be required to help mitigate the impact.
- 6.4 With a number of key linkages on the road network in Tendring being over capacity in the peak periods and leading to queuing, unreliable journey times and poor air quality, significant increases in road capacity in the urban areas to accommodate current and future levels of traffic is not necessarily desirable, possible or viable. Better use of the existing road network and improvements to public transport, walking and cycle links will be essential to address the issues arising from transport.

Road network

- 6.5 Some parts of the road network in Tendring are over capacity in the morning and evening peaks and although the Local Plan will be used to guide decisions on matters such as the location of new housing and employment, along with the infrastructure to support them, it is important to remember that, whilst existing issues such as traffic congestion will need to be taken into account, the Local Plan's primary role is not to provide solutions to current problems. Equally, new developments cannot be used to fund infrastructure which would address existing deficits or problems but must simply mitigate their own impact.
- 6.6 Traffic modelling work has been undertaken to test and inform the Local Plan. This tested the effect of the forecast additional traffic at 28 key junctions, as shown in Figure 6.1.

Figure 6.1: Location of key junctions assessed in highway modelling



Source: Jacobs/ECC (2017) *Tendring Local Plan Modelling Support Stage 3*, for Tendring District Council, Fig. 4

- 6.7 The junction models were tested with the new demand flows and with and without mitigation. Such mitigation was expected to be low cost junction improvements.

- 6.8 The assessment found that the majority of the key junctions are expected to operate above their theoretical capacity. As a result of this, ECC has proposed that 16 junctions be prioritised for the investigation of potential mitigation measures. These are shown in Table 6.2.

Table 6.2: Junctions prioritised for mitigation

Junction Number	Junction Description
2	A120 Tinker St / B1353 Wrabness Rd / B1352 Church Hill
4	A133 Colchester Rd / Church Rd / School Rd
5	A133 Clacton Rd / Bromley Rd
6	A133 Main Rd / Bromley Rd / Gt Bentley Rd
7	A120 to A133 / A133 Main Rd / A133 Colchester Rd
8	A133 Colchester Rd / Heckfords Rd
9	A133 Colchester Rd / Tendring Park Services
12	B1033 Abbey St / Station Rd
17	A133 / St Osyth Rd / Progress Way
20	B1027 St Johns Rd / Jaywick Ln
21	B1027 St Johns Rd / Lt Clacton Rd
22	B1027 St Johns Rd / Cloes Ln
23	A133 / B1027 St Johns Rd / A133 London Rd
25	B1027 St John's Road / B1369 North road
26	B1027 St John's Road / B1027 Valley Road / B1369 Old Road
27	B1352 Long Road / B1035 Clacton Road / B1352 New Road / Trinity Road

Source: Jacobs/ECC (2017) *Tendring Local Plan Modelling Support Stage 3*, for Tendring District Council, Table 19

- 6.9 Work was undertaken for each of the junctions listed in Table 6.1 on the required mitigation. Table 6.2 details the required work and likely costs.

Costs

- 6.10 For the schemes shown and costed – which does not address the costs of mitigation at all the junctions – there is a total design and construction cost of between £9,125,000 and £10,625,000.
- 6.11 Potential measures need to be further tested against policy, deliverability, viability and timing - especially in relation to the timing of the delivery of any developments.

Table 6.2: Mitigation schemes to address road capacity issues at junctions

Site Ref	Site Name	MPD Site Ref	Proposed Changes	Engineering Assessment		Estimated design & construct cost	Estimated Stats Costs
2	A120 Tinker St / B1353 Wrabness Rd / B1352 Church Hill	01	No engineering assessment required	<ul style="list-style-type: none"> No engineering assessment required 		N/A	N/A
4	A133 Colchester Rd / Church Rd / School Rd	02	Modify the existing cross roads to install a signalised junction. Widening on western approach to accommodate right turn lane for queuing and realign northern arm to align with southern arm.	<ul style="list-style-type: none"> Existing footway to the west of the junction is very narrow. Land to the north is not highway land. Location of bus stops may need to be revised to accommodate the scheme. 		TBC	BT - £75K Water - £100k
5	A133 Clacton Rd / Bromley Rd	03	No engineering assessment required	<ul style="list-style-type: none"> No engineering assessment required 		N/A	N/A
6	A133 Main Rd / Bromley Rd / Gt Bentley Rd	04	No engineering assessment required	<ul style="list-style-type: none"> No engineering assessment required 		N/A	N/A
7	A120 to A133 / A133 Main Rd / A133 Colchester Rd	05	Conversion of existing roundabout to priority signalised junction. – The Design team have serious concerns over the safety and buildability of the proposed option (1) therefore option (2) has been proposed.	Option 1	Signalised junction in line construction	£2.0m-£3m	BT-£100k
				Option 2	Dedicated slip turns for east-west and west-south movements.	£1m-£1.5m	BT - £100k
				<ul style="list-style-type: none"> Both schemes require significant land take that will impact on existing BT services in the area. The extent of the works required will depend on the existing services running through these routes. 		(range given due to complexity of the scheme)	

Site Ref	Site Name	MPD Site Ref	Proposed Changes	Engineering Assessment	Estimated design & construct cost	Estimated Stats Costs
8	A133 Colchester Rd / Heckfords Rd	06	Conversion of existing priority junction to signalised junction	<ul style="list-style-type: none"> Widening into verge all reasonable due to extensive highway boundary. Design extends significantly to tie in with an existing right turn lane to the west. 	£1.8m	UKPN - £100k BT - £150k
9	A133 Colchester Rd / Tendring Park Services	07	Widening of approaches on to roundabout.	<ul style="list-style-type: none"> Questions over improved capacity due to arm exits merging quickly to single lanes. 	£180k	Water - £30k
12	B1033 Abbey St / Station Rd	08	Conversion of existing Delta Junction (or Bennett Junction) to a signalised Junction	<ul style="list-style-type: none"> The widening to the south of Abbey Street would require land acquisition at the front of Ivy House and impact on BT underground services, UKPN HV services and Fire Hydrant The war memorial would require removal or relocation to accommodate turning movements and the location of signal poles. This is possible but is likely to raise significant local objection/opposition. 	£620k	BT - £50k UKPN - £50k Water - £30k
17	A133 / St Osyth Rd / Progress Way	09	No engineering assessment required	<ul style="list-style-type: none"> No engineering assessment required 	N/A	N/A
20	B1027 St Johns Rd / Jaywick Ln	10	Installation of new four arm roundabout to replace existing 3-arm mini-roundabout.	<ul style="list-style-type: none"> The new roundabout would be feasible from an engineering point of view. Relocation of the eastbound bus stop would be required to accommodate this. There is an existing medium-pressure gas main, under the road as well as significant infrastructure for BT Openreach, water and UKPN electrical services All of these services would likely require diversion or protection. 	TBC	BT - £100k UKPN - £50k Gas - £1m+ Water - £150k
21	B1027 St Johns Rd / Lt Clacton Rd	11	Conversion of existing Delta Junction (or Bennett Junction) to a signalised Junction	<ul style="list-style-type: none"> The proposed option with a free flow left lane cannot be constructed. The swept path for vehicles from St John's Road would require the stop line to be north of the island. This would negate the left turn lane and require significant inter-green times. 	£670k	Gas - £1.5m UKPN - £100k Water - £250k BT - £80k

Site Ref	Site Name	MPD Site Ref	Proposed Changes	Engineering Assessment	Estimated design & construct cost	Estimated Stats Costs
				<ul style="list-style-type: none"> A second option was considered to remove the tree in the central island, this would be feasible but there is significant history for that tree that would likely meet with strong local opposition. There is an intermediate pressure gas main to the south of St John's Road along with High Voltage UKPN cabling. The widening to the south would likely require the diversion of both of these services. There is an existing Asbestos water distribution main running to the south of the road that may require diversion. The combined sewer in this location is approximately 3m deep so would not require adjustment. 		
22	B1027 St Johns Rd / Cloes Ln	12	Conversion of existing 3-arm mini roundabout to 4-arm signalised junction	<ul style="list-style-type: none"> The alignment of this scheme creates safety concerns with opposing traffic lanes. This is still under review but we do not believe a suitable solution is possible. There are also significant stats issues to resolve: There is an intermediate pressure gas main running under the road. As it is already located under the road therefore it is unlikely to need diverting There are HV cables running to the south of the road that would require diversion of protection as part of these works. There is an existing Asbestos water distribution main running to the south of the road that may require diversion. The works would require land acquisition to the south of the road that would impact on the pub car park and the existing parking arrangement at the shops. The work would also require the removal of a number of mature trees that would be likely to attract opposition from local residents. 	Approx. £2m	Gas - £75k UKPN - £50k Water - £150k BT - £75k
23	A133 / B1027 St Johns Rd / A133 London Rd	13	Adjustments to entry arms of existing roundabout.	<ul style="list-style-type: none"> There are no engineering difficulties with this scheme. 	£95k	No stats

Site Ref	Site Name	MPD Site Ref	Proposed Changes	Engineering Assessment	Estimated design & construct cost	Estimated Stats Costs
25	B1027 St John's Road / B1369 North road	14	Widening of side road approach to provide two lanes and increase capacity	<ul style="list-style-type: none"> In order to accommodate this scheme it would be necessary to acquire land to the east of North Road. This land is currently open forecourt that is used by pedestrians but is outside of the highway boundary. Following observations on site and discussion with a member of the public we recommend installing keep clear markings or a yellow box to improve egress from North Road. There is an existing Asbestos Cement water distribution main running down the east footway of North Road that would require diversion. There are additional services on this footway that would require lowering or diversion. 	£45k	Gas - £100k UKPN - £50k Water- £150k BT - £75k
26	B1027 St John's Road / B1027 Valley Road / B1369 Old Road	15	Conversion of existing 3-arm mini into signalised junction.	<ul style="list-style-type: none"> There are significant difficulties with this scheme: The visibility for signals are sub-standard from Valley Road and St John's Road. The width of the road on the northern arm requires the island to remain to provide pedestrian access, this requires a wide exit on this arm which may encourage dangerous driving. The location of the bus stop is also a significant issue with regard to the proposal – the provision of the signals will require the bus bay to be curtailed by up to 8m – this will make the bay unusable, there is not a suitable alternative location, and SSD is insufficient for an on carriageway stop. The bus services are numerous and many use old road, so the proposals would introduce significant risk and delay with regard to the bus services 	TBC	Gas £25k BT - £50k
27	B1352 Long Road / B1035 Clacton Road / B1352 New Road / Trinity Road	16	Conversion of existing priority crossroads into 4-arm signalised junction.	<ul style="list-style-type: none"> Stop lines need to be set back to allow turning movements of large vehicles which will impact on signals performance. Build out of the corner of Clacton Road and New Road recommended to slow turning movements and create an area for signal poles in addition to improving safety. 	£715k	Water - £150k Gas - £2m UKPN - £150k

Site Ref	Site Name	MPD Site Ref	Proposed Changes	Engineering Assessment	Estimated design & construct cost	Estimated Stats Costs
				<ul style="list-style-type: none">Given the capital cost further qualification is recommended as inter-green periods and conflicting vehicle movements likely to offset benefit of alleviating non-priority traffic queues.		

Source: Jacobs/ECC

Assessment and potential mitigation associated with the Garden Communities

- 6.12 Separate study work Sustainable Solutions, Connectivity North Essex Garden Communities Movement and Access Study, March 2017 has been undertaken to inform the growth at the East Colchester Garden Community. There is an overlap between the transport impacts of Garden Community growth and the other Local Plan growth.
- 6.13 During the Local Plan period, the study identified the following required measures:
- Dense network of active walking and cycling created.
 - High quality links walking and cycling links to attractors and generators (e.g. Essex University).
 - Early intervention of rapid transit priority at key junctions into east Colchester.
 - A120 - A133 link road.
 - Further delivery of active modes and high quality links (green links, quiet ways etc.).
 - Continuation of phased build-out of rapid transit.
 - Park-and-ride facilities into urban Colchester.
 - Extension of A120 - A133 link road to B1027/B1028.

Funding

- 6.14 Local roads are the responsibility of the Essex County Council. It is responsible for planning and delivering the majority of the transport-related infrastructure to support development proposals in each local authority within Essex. It is expected that development will continue to have to contribute or deliver measures which mitigate the impact of their development either through section 106, Community Infrastructure Levy (CIL), section 278 agreements or direct delivery by the developer. Measures directly related to the Garden Communities will be expected to be based on funding through land value capture mechanisms and delivered through the local delivery vehicle. Funding will be sought through national infrastructure funds allocated by Central Government to housing deliver growth in housing and productivity.
- 6.15 Other local transportation projects (including public transport, walking and cycling) to support economic growth and development have less well defined funding and delivery

processes. Aside from local authority capital investment budgets, Local Enterprise Partnerships are the main public source of capital grant funding through the Local Growth Deals and Large Local Major Schemes Fund. Schemes currently allocated funding as part of the South East LEP Growth Deal with Central Government include the Colchester Integrated Transport Packages. Essex County Council also allocates capital funding through its Local Highway Panel, allocating £0.5m in 2016/17. This fund is allocated to small scale local projects in Colchester including road safety, walking, cycling, public transport, traffic and speed management, local environmental projects and public rights of way.

- 6.16 Department of Transport also allocates funding via competitive bid processes to specific types of project; for example the recent Pinch Point Fund. The Department of Environment and Rural Affairs allocates funding for Air Quality projects. The main source of capital funding for local roads is through local authorities' borrowing although other instruments are available to local authorities to finance transport investment, e.g. the Public Works Loan Board. In addition, funding can be secured through business rate retention and municipal bonds.

Cycling, walking and public transport

- 6.17 Further work is being undertaken by Essex County Council on these matters and they will be addressed either through a subsequent update of the IDP or through topic papers to inform the Examination in Public of the emerging Local Plan.



7 Flooding

- 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 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.

Needs

- 7.3 The Environment Agency has stated that all flood risk infrastructure (such as flood defences) has an operational lifetime and so improvements to this infrastructure will be needed in the future. Tendring District Council needs to consider how to address these needs which are considerable given the potential impact of flooding in the district.

- 7.4 Key is the Shoreline Management Plan (SMP) which Tendring District Council continues to use to underpin the growth strategy in the emerging Local Plan.
- 7.5 The Essex and South Suffolk SMP policy for Jaywick includes a move from the policy of 'Hold the Line of defence' in the 2nd epoch (20-50 years) to "Hold the Line/Managed realignment" in the 3rd epoch (50 years). This policy is to allow flexibility in the longer term management of the area. This should be borne in mind by the District Council when considering the future sustainability of development in this area and a potential for susceptibility to an increase in the risk of tidal flooding in Epoch 3 of the SMP period. Clearly this is beyond the time period of the emerging Local Plan.
- 7.6 A 'Hold the Line' policy exists for the Walton Channel frontage for epochs 1 and 2 of the SMP period (to 2055) with a stated aspiration to maintain or upgrade the current standard of protection where this is possible. Some defence realignment is scheduled for epoch 3 (from 2055 onwards), although this will be for sections of the frontage away from dwellings with a commitment to "hold the line" where homes and businesses benefit from the defences.
- 7.7 At present, no major coastal flood defence schemes are proposed for the Tendring area. The District Council does lead on a medium term programme of coastal defence works – the Flood and Coastal Erosion Risk Management Investment Programme 2015-2021 – which the Environment Agency contributes to.
- 7.8 A watercourse flood alleviation scheme serving areas of Clacton and Holland-on-Sea, close to the Pickers Ditch watercourse is proposed. The project options are yet to be scoped and thus no further details are available at the present time.
- 7.9 In respect of the proposed allocations in the emerging Local Plan, there are no allocations close to coastal areas which are at risk, e.g. around Jaywick and Walton. As such, there are no specific needs arising from growth.

Funding

- 7.10 The level of funding that the Environment Agency can allocate towards flood defence improvements is currently evaluated though the requirements of the EA Outcome Measures, schemes that do not meet the Raw Partnership Funding threshold of 100% would require contributions from external partners. Any identified shortfalls in scheme funding would require partnership funding contributions from other sources such as S106 developer

contributions or CIL, EA Local Levy and contributions from Anglian Water. Therefore when determining the safety of proposed developments, the local authority must take this uncertainty over the future flood management and level of flood protection into account. This may require consideration of whether obtaining the funds necessary to enable flood management to be raised in line with climate change is achievable.

Timing of provision

- 7.11 Delivery of infrastructure for coastal and flood defence is ongoing, with projects falling within the short, medium and long term.



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 Essex Police has confirmed that it does not require any site-specific new infrastructure to address the needs arising from growth. Rather, 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 The cost of provision is estimated at £2.5m.
- 8.5 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.

- 8.6 Some funding will therefore have to come from capital reserves, with the remainder coming from developer contributions.
- 8.7 The infrastructure would be needed by approximately 2020.

Fire Service

- 8.8 Essex Fire and Rescue Service has not stated that it has any needs arising from growth.

Ambulance

- 8.9 The East of England Ambulance Service NHS Trust operates ambulance services in Tendring district.
- 8.10 It has confirmed that it has no specific infrastructure needs to support growth. Its services are funded from the North Essex Clinical Commissioning Group based on historic emergency call data. This data is reviewed annually and changes in provision are made accordingly.



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 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 Essex County Council, the twelve district and borough councils and the unitary authority of Southend-on-Sea Borough Council) has adopted the Joint Municipal Waste Management Strategy⁶ (JMWMS) which sets out how the Partnership will tackle municipal waste. Within the JMWMS there is the identification of an

⁶ Essex Waste Partnership, Joint Municipal Waste Management Strategy for Essex (2007 to 2032) adopted July 2008

integrated network of new waste facilities needed to manage waste over the next 25 years. 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.

Needs

- 9.5 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 the proposed Local Plan growth. 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.
- 9.6 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.
- 9.7 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.



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.
- 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 A 2013 report by the Arts Council and Local Government Association⁷ set out the changing ways in which local residents use library facilities. The report drew upon best practice experience to outline ways in which communities are supporting and managing local library services. Library facilities in the district are also used for community-run events and activities, and are increasingly becoming spaces where the public can come together.

⁷ Locality (2013) *Community libraries: learning from experience: guiding principles for local authorities*, for Arts Council England and the Local Government Association

- 10.5 In Tendring district there are libraries in Brightlingsea, Clacton, Frinton, Harwich, Holland, Jaywick (an access point library), Manningtree, Walton and West Clacton.
- 10.6 Given that the libraries are based within settlements, they are less accessible to more rural areas of the district. However, there are no distance standards relating to libraries. For this reason, it has to be assumed that there is no existing deficit 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 form of community infrastructure, such as libraries and community spaces.
- 10.8 New provision is therefore likely to be in the form of a co-located community hub/library. This will be dependent on the level of population growth and the demographic of that population, along with the service requirements of future library provision. It is therefore likely that new provision could be made at some of the larger growth locations, particularly if there is a need for other community facilities, e.g. health centres, community halls etc. However, at this stage it is not possible to identify specific needs or costs of provision.
- 10.9 Funding will need to come from developer contributions and will be delivered through the masterplanning of new development sites. Co-location may be something that should be encouraged but this would be more of a policy focus, potentially through a masterplanning approach, for the new development.

Allotments

Existing provision

- 10.10 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.
- 10.11 The Open Space Strategy (2009) assessed that, in general, the condition of allotments across the district was good, although the site at Lawford (Hungerdown Lane) was considered to be in poor condition.

- 10.12 Generally, a shortfall was identified in the supply of allotments. Many had very long waiting lists and there was an identified demand in Great Bentley and Brightlingsea. Deficiencies were also identified in Clacton and Jaywick, Harwich, Dovercourt, parts of St Osyth and Mistley/Manningtree. Elmstead Market and Ardleigh have no allotment provision.

Needs and costs

- 10.13 Policy H4 of the emerging Local Plan requires provision of 0.25 hectares of allotment space per 1,000 people.
- 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 Table 10.1 summarises the needs and costs. Table 10.2 does the same for the Garden Communities beyond the plan period.

Table 10.1: Need for allotment space arising from growth

	Dwellings	Population	Allotment needs (ha)	Allotment costs
East Colchester GC	2,900	6,032	1.51	£150,800
North Clacton	1,000	2,080	0.52	£52,000
West Clacton	3,375	7,020	1.76	£175,500
Central Clacton	180	374	0.09	£9,360
Harwich	761	1,583	0.40	£39,572
Weeley	280	582	0.15	£14,560
Lawford	360	749	0.19	£18,720
Mistley	135	281	0.07	£7,020
Thorpe-le-Soken	100	208	0.05	£5,200
Brightlingsea	100	208	0.05	£5,200
TOTAL	9,191	19,117	4.78	£477,932

- 10.16 In total there is a need for nearly five hectares of allotment space, with a total cost of £478,000.

Table 10.2: Need for allotment space arising from growth in the Garden Communities post-plan period

	Dwellings	Population	Allotment needs (ha)	Allotment costs
East Colchester GC	6,100	13,664	3.42	£341,600

Population figures have been derived from DCLG 2014 household projections

- 10.17 The need for allotment space following the plan period is set out in Table 10.2 for the Garden Communities. This totals at 2.73 ha of allotments costing £341,600.

Funding

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

Delivery and timing

- 10.19 Provision of allotment facilities would mostly be on-site as part of developments coming forward. It will be for the masterplanning process to establish when and where they are delivered, so this should be agreed between Tendring District Council and the developer. Ultimately it could be the developer that delivers such facilities or the land could simply be provided by the developer. Commonly this is to the parish/town council in question.
- 10.20 Increasingly, alternative models of growing provision are being adopted in developments. In particular the use of community growing spaces is becoming increasingly popular, whereby growing space is made directly outside residential properties and is shared by the community. This means that less space is required because it can be provided more flexibly and allows communities to grow exactly what they need. Such alternative models are much cheaper and may be preferably particularly in built-up areas.

Community Centres

Existing provision

- 10.21 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.

- 10.22 Tendring District Council has not undertaken an up-to-date assessment of its community halls.

Needs and costs

- 10.23 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).

- 10.24 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.

- 10.25 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.

- 10.26 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.

10.27 Figure 10.2 summarises the needs and costs.

Figure 10.3: Need for community halls arising from growth

	Dwellings	Community centre needs (sqm)	Community centre needs - facilities	New community centre costs
East Colchester GC	2,900	1,276	2 large centres + 1 small centre	£1,658,800
North Clacton	1,000	440	1 large centre	£572,000
West Clacton	3,375	1,485	2 large centres + 2 small centres	£1,930,500
Central Clacton	180	79	None	£0
Harwich	761	335	1 small centre	£435,292
Weeley	280	123	None	£0
Lawford	360	158	1 small centre	£205,920
Mistley	135	59	None	£0
Thorpe-le-Soken	100	44	None	£0
Brightlingsea	100	44	None	£0
TOTAL	9,191	4,044		£4,802,512

10.28 This would create a total cost of £4,802,500 for providing new community centre space.

Table 10.4: Need for community halls arising from growth at the Garden Communities post-plan period

	Dwellings	Population	Community centre needs (sqm)	Community centre needs - facilities	New community centre costs
East Colchester GC	6,100	13,664	2,684	5 large centres	£3,489,200

Population figures have been derived from DCLG 2014 household projections

- 10.29 The need for community centres following the plan period is set out in Table 10.4 for the Garden Communities. There is a need for 5 large community centres costing £3.49m.

Funding

- 10.30 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 are expected at this time to be secured through a CIL charge.
- 10.31 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.

Timing of provision

- 10.32 There is no particular need for community centres to be provided at a certain time although they should be provided by the time that a reasonable proportion of the population of a new strategic development has been established.



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 The population of the local authority area is expected to increase. This can be attributed both to planned housing growth and an ageing population. The leisure and recreation needs of Chelmsford will therefore have to continue to accommodate for current day needs whilst also supporting and encouraging activity amongst a higher proportion of older persons.
- 11.3 Provision has historically been provided within the larger settlements where demand is highest. Development must ensure that, where appropriate it meets the needs of the immediate development and address any existing under provision. New facilities should seek to offer flexible uses and combine facilities/ services which may have historically been provided on separate basis.
- 11.4 In particular, the opening up of school facilities to the wider public outside of school opening hours can provide specialist facilities in new developments with reduced costs. Essex County Council has advised that most academies would, in principle, be amenable to renting their pitches to local sports clubs or rooms for community interest activities, e.g. adult education, where possible as an income generator. In practice this is easier to achieve with new schools as this can be stipulated when looking for an academy sponsor and included in the lease, or

if an additional facility is required this can be designed in if other funding sources are available for it.

- 11.5 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 therefore reflects the overall need and cost which may ultimately be reduced if facilities can be shared.

Children's Play Facilities and Youth Facilities

- 11.6 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.

Existing capacity

- 11.7 The Open Spaces Strategy 2009 established that the overall quality of children's play space is good, except for the Windsor Road and Burrsville Park Play Areas which rated very poor. Various improvements were also identified for the other facilities.
- 11.8 There was an undersupply of play areas and provision of new LEAPs and LAPs was recommended in the Open Spaces 2009 study. Specifically, new LEAPs were recommended at Bockings Elm; Old Road, Clacton; the area to the west of Manningtree; Little Oakley; and Colne Community School. It also set out a need for new LAPs at Abdy Avenue; Little Bentley; Little Bromley; Manningtree; Tendring; Ramsey War Memorial Hall Playing Field and the provision of a play areas for under 5's at Hazel Close, Thorrington. The assessment did not undertake a review of MUGAs.

Needs

- 11.9 Policy HP4 of the emerging Local Plan provides standards for the provision of play areas for younger and older children 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).
- 11.10 Applying these to the growth proposed at each of the growth locations creates a total need for over 35 LEAPs, 19 NEAPs and seven MUGAs. This figure takes into account requirements

which individually are so small that they cannot be met for an individual site and excludes them, e.g. 0.22 NEAPs to support growth proposed in Thorpe-le-Soken.

11.11 The breakdown of needs is shown in Table 11.1.

Table 11.1: Need for LEAPs, NEAPs and MUGAs arising from proposed growth

Location	LEAPs	NEAPs	MUGAs
East Colchester GC	11	6	2
North Clacton	4	2	1
West Clacton	13	7	3
Central Clacton	1	0	0
Harwich	3	2	1
Weeley	1	1	0
Lawford	1	1	0
Mistley	1	0	0
Thorpe-le-Soken	0	0	0
Brightlingsea	0	0	0
Total	35	19	7

11.12 It should be noted that, apply the standards from the emerging Local Plan creates much higher needs than if the Fields in Trust (FIT) guidance and standards⁸ are applied. For the East Colchester Garden Community for example, those standards create a need for two LEAPs, one NEAP and two MUGAs. It is therefore recommended that these local standards should be reviewed and, particularly in respect of the East Colchester Garden Community, an approach agreed with Colchester Borough Council. However, for the purposes of the IDP, the local standards and the associated needs are retained.

11.13 Beyond the plan period, the East Colchester Garden Community will require approximately 2 LEAPs, 3 NEAPs and 5 MUGAs.

Costs

11.14 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.

⁸ Fields in Trust (2015) *Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard*

- 11.15 The total cost of provision to address existing deficits and needs arising from growth is therefore £1,240,000 for LEAPs, £1,520,000 for NEAPs and £805,000 for MUGAs.
- 11.16 Beyond the plan period, the East Colchester Garden Community's requirements would cost £909,300.

Funding

- 11.17 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.

Delivery and timing

- 11.18 Provision of children's play facilities and youth facilities would mostly be on-site as part of developments coming forward. It will be for the masterplanning process to establish when and where they are delivered, so this should be agreed between Tendring District Council and the developer. Ultimately it will be the developer that delivers such facilities. The potential on larger sites to co-locate community, sports and play facilities will help to maximise efficiency.
- 11.19 Provision of facilities in other locations could be the responsibility of either the District Council or the parish/town council in question.

Outdoor grass pitches

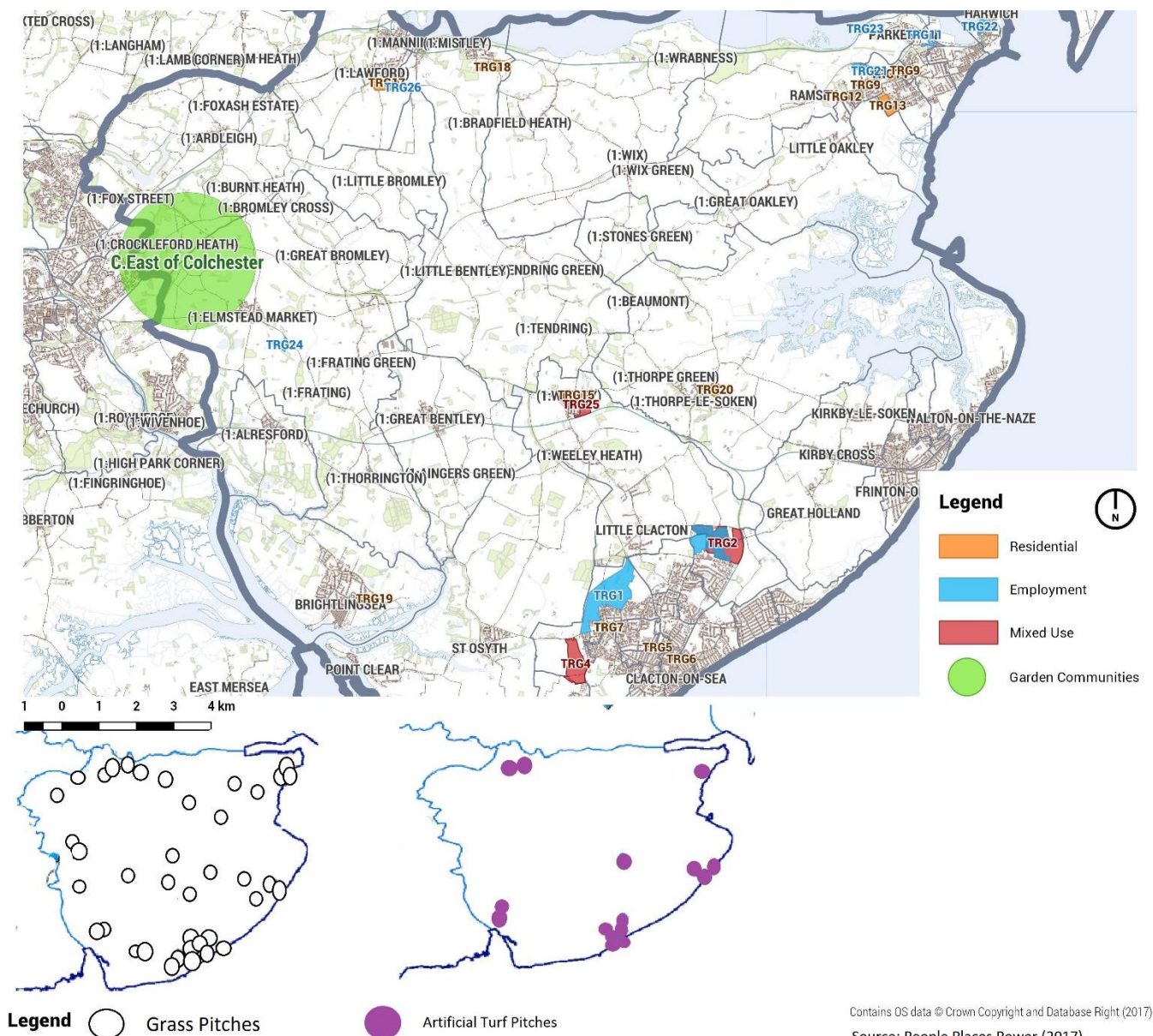
- 11.20 Pitches for football and rugby are required for both adults and children. Junior football pitches are generally half the size of adult pitches, although in the case of mini-football, they are smaller than this. This assessment provides an overall assessment of the needs arising from growth for 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.
- 11.21 In addition, there are six artificial turf pitches in Tendring district, with two of these being synthetic turf hockey pitches.
- 11.22 The assessment of need for pitches is derived from the Tendring Open Spaces Strategy 2009, reflected in the relevant policies in the emerging Local Plan. Tendring District Council has

commissioned a Playing Pitch Strategy but this is at an early stage of preparation. Its recommendations should be incorporated into subsequent updates to the IDP.

Existing provision

11.23 Active Places Power⁹ identifies 165 grass pitches in Tendring district. These make up 55.5% of the district's overall supply of grass pitches. Their location is shown in Figure 11.1.

Figure 11.1: Location of sports pitches in Tendring



⁹ Active Places Power <https://www.activeplacespower.com/areaprofiles>

- 11.24 The Open Space Strategy 2009 established that the quality of pitches is generally good, although the changing and ancillary facilities that serve them are of more variable quality.

Needs and costs

- 11.25 Policy HP4 of the emerging Local Plan provides standards for the provision of football pitches. Applying these to the growth proposed at each of the sites¹⁰ creates a total need by location as shown in Table 11.2.

Table 11.2: Need for grass sports pitches arising from growth

	Dwellings	Pop.	No. of adult football pitches	No. of junior football pitches	No. of mini football pitches	Sports pitch costs	Changing facilities required?
East Colchester GC	2,900	6,032	4	2	1	£480,000	Yes
North Clacton	1,000	2,080	1	1	0	£150,000	
West Clacton	3,375	7,560	4	2	1	£480,000	Yes
Central Clacton	180	403	0	0	0	£0	
Harwich	761	1,705	1	0	0	£80,000	
Weeley	280	627	0	0	0	£0	
Lawford	360	806	0	0	0	£0	
Mistley	135	302	0	0	0	£0	
Thorpe-le-Soken	100	224	0	0	0	£0	
Brightlingsea	100	224	0	0	0	£0	
Total			10	5	2	£1,190,000	

Population figures have been derived from DCLG 2014 household projections

Table 11.3: Need for grass sports pitches arising from growth for the Garden Communities post-plan period

	Dwellings	Population	Sports facility needs (ha)	No. of adult football pitches	Sports pitch needs - costs
East of Colchester GC	6,100	13,664	16.4	22	£1,760,000

Population figures have been derived from DCLG 2014 household projections

¹⁰ The required provision in Policy HP4 is per 500 population aged 16-45 for adult pitches, per 120 male population aged 10-15 for junior pitches and per 375 population aged 6-9. It is assumed that the average household size is 2.2 persons and the proportion of the population in each age range is taken for 2016 from the 2014 Sub-National Population Projections.

- 11.26 The need for grass sports pitches following the plan period is set out in Table 11.3 for the Garden Communities. This totals 22 pitches costing £1.76m.
- 11.27 Where an area creates a need for at least four pitches, it is assumed that changing facilities are also required. The table shows that there is a need for approximately 10 adult pitches, five junior pitches and two mini pitches, along with and two sets of changing facilities.
- 11.28 It is confirmed that there is no need for any additional rugby or cricket pitches to accommodate the needs arising from growth.
- 11.29 Guidance on costs from Sport England¹¹, shows that the cost of providing grass pitches are as follows:
- Adult football pitches £80,000
 - Junior football pitches £70,000
 - Mini football pitches £20,000
 - Adult rugby pitches £105,000
- 11.30 Given that the assessment is solely based on football pitches, the overall cost of provision is likely to be higher, depending on the mix of football and rugby pitches.
- 11.31 As shown in Table 11.2, the total cost of provision of the pitches is approximately £1,190,000. In addition will be the cost of the changing facilities but this will depend on the specification which will be established on a case-by-case basis.

Funding

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

Delivery and timing

- 11.33 Provision of football pitches would mostly be on-site as part of developments coming forward. It will be for the masterplanning process to establish when and where they are delivered, so this should be agreed between Tendring District Council and the developer.

¹¹ <https://www.sportengland.org/media/10289/facility-costs-2q16.pdf>

Ultimately it will be the developer that delivers such facilities. The potential on larger sites to co-locate community and sports facilities will help to maximise efficiency.

- 11.34 Provision of facilities in other locations could be the responsibility of either the District Council or the parish/town council in question.
- 11.35 There may be needs for other types of reasonably specialist provision, e.g. tennis, bowls, golf etc. However, these are specialist requirements that are often provided by the private sector and are not included as part of this assessment. It should also be noted that many of the requirements for additional tennis and hockey will be addressed through the provision of multi-use games areas (MUGAs). These are considered in the earlier section on youth facilities.

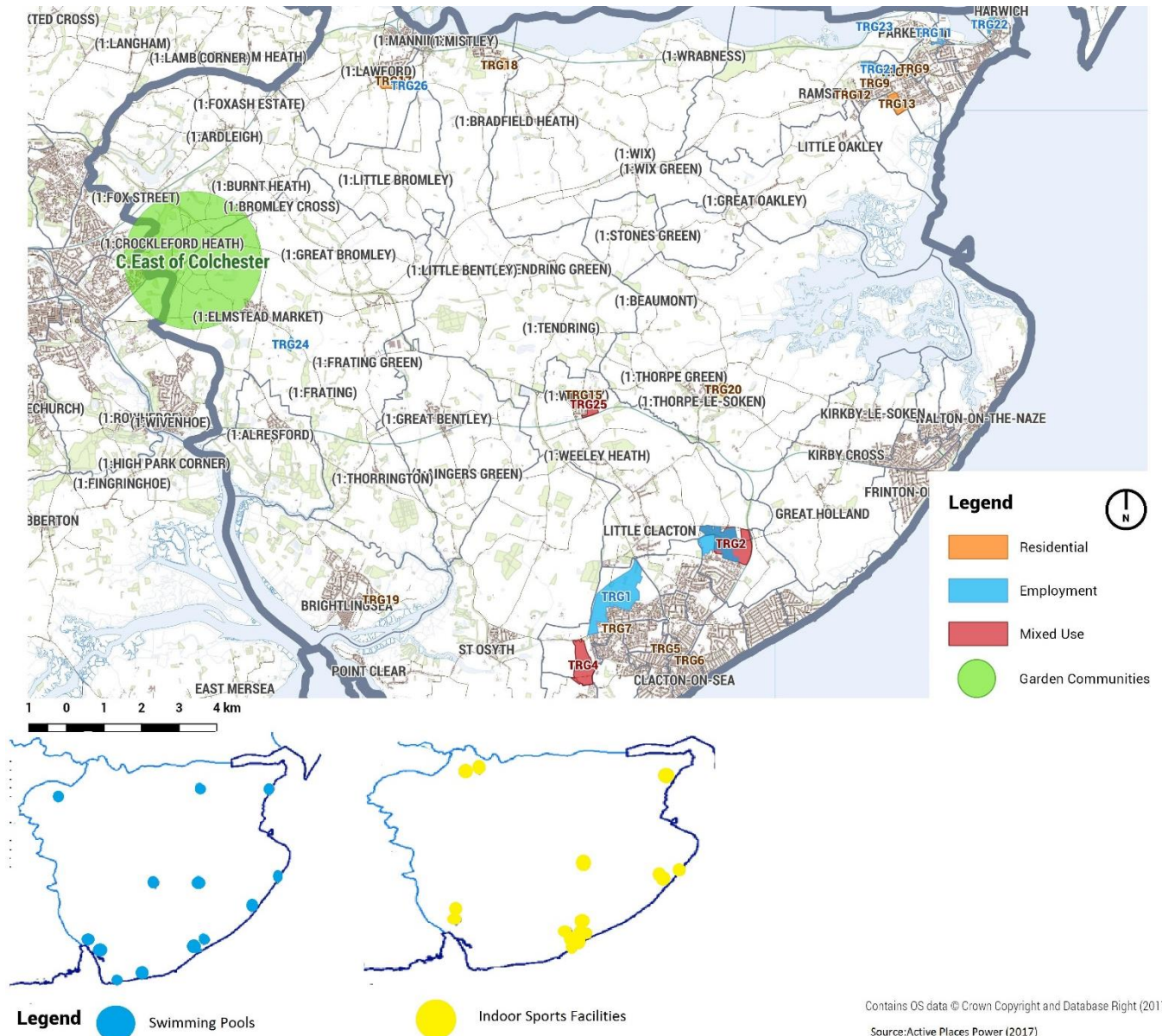
Indoor Sports Halls

- 11.36 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.
- 11.37 The provision of indoor sports halls is high within the local authority area but the size, function and use of these spaces varies greatly. Provision is offered directly by the local authority and through facilities which cater for education with community access. Fee paying commercial facilities are also available across the area. For the purposes of this assessment, and based on the significant call on developer contributions meaning that provision should be made as efficiently as possible, it is assumed that new sports halls required will also provide for wider, non-sporting community activities in the same building.
- 11.38 Population growth through the number of strategic-scale growth locations proposed will generate additional demand, where new facilities or the expansion of existing facilities will need to accommodate to ensure that demand is met. Providing greater access to existing schools and new schools should be considered to aid with the cost-effective delivery of new sports halls and improving accessibility.
- 11.39 The assessment of need for indoor sports facilities is derived from the Tendring Open Spaces Strategy 2009, reflected in the relevant policies in the emerging Local Plan. Tendring District Council has commissioned a Built Facilities Strategy but this is at an early stage of preparation. Its recommendations should be incorporated into subsequent updates to the IDP.

Existing provision

11.40 According to the Active Places Power¹² there are 24 sports halls in Tendring district. Their location is shown in Figure 11.2.

Figure 11.2: Location of indoor sports facilities/swimming pools in Tendring



11.41 This represents comparatively high provision within the local authority area but the size, function and use of these spaces varies greatly. Provision is offered directly by the local

¹² Active Places Power <https://www.activeplacespower.com/areaprofiles>

authority and through facilities which cater for education with community access. Fee paying commercial facilities are also available across the area.

Needs and costs

- 11.42 No specific standards have been identified for Tendring district. However, the draft Braintree Open Space, Sports and Recreational Facilities Study (2016) recommends a standard for sports halls of one court for every 3,448 people, which is considered to be a reasonable standard to adopt. Applying this standard to the population that would arise from the planned growth creates a need for the following:

Table 11.4: Need for sports courts arising from growth

	Dwellings	Population	No. of courts	Sports centre costs
East Colchester GC	2,900	6,496	2	£760,000
North Clacton	1,000	2,240	1	£670,000
West Clacton	3,375	7,560	2	£760,000
Central Clacton	180	403	0	£0
Harwich	761	1,705	0	£0
Weeley	280	627	0	£0
Lawford	360	806	0	£0
Mistley	135	302	0	£0
Thorpe-le-Soken	100	224	0	£0
Brightlingsea	100	224	0	£0
TOTAL	9,191	20,588	5	£2,190,000

- 11.43 This shows that growth at the East Colchester Garden Community and at west Clacton would each require two-court facilities. Growth at North Clacton would require a one-court facility. Based on costs from the Sport England facilities costs, Q2 2016, the total cost would be £2,190,000.

Table 11.5: Need for indoor sports courts arising from growth for the Garden Communities post-plan period

	Dwellings	Population	No. of sports courts	Sports centre costs
East of Colchester GC	6,100	13,664	4	£1,520,000

Population figures have been derived from DCLG 2014 household projections

- 11.44 The need arising for future indoor sports courts beyond the plan period is set out in Table 11.5 for the Garden Communities. This totals 4 indoor sports halls costing £1,52m.
- 11.45 There may be other needs for health and fitness stations (mainly in the form of gymnasias) and other types of specialist provision, e.g. squash, indoor bowls, indoor tennis etc. However, these are specialist requirements that are often provided by the private sector and they are not included as part of this assessment.

Funding

- 11.46 Outside of local authority budgets, there is no known source of funding available for the provision of additional facilities as would be required by the development options. It is assumed that these would be funded solely through developer contributions.
- 11.47 It should also be noted that some of these needs may be addressed through private facilities which would be funded by the developer.

Delivery and timing

- 11.48 Provision of indoor sports facilities would mostly be through improvements to existing facilities. Therefore, this would be the responsibility of Chelmsford Council. Private facilities coming forward will clearly be the responsibility of the developer in question.

Indoor Swimming Pools

- 11.49 There are 20 swimming pools in Tendring district which have been developed over time since the 1930s. Six of these are private and 14 are available to the public¹³. Their location is shown in Figure 11.2.
- 11.50 The district has 7.7m² of swimming pool space per 1,000 population which is below the national average. In other needs assessments, a standard of just over 9m² per 1,000 population has been adopted.
- 11.51 The growth proposed at the East of Colchester Garden Community and other growth in east Colchester could justify the provision of a new swimming pool. This would particularly be the case when taking into account growth of the Garden Community beyond the plan period.

¹³ <https://www.activeplacespower.com/reports/local-sport-profiles>

- 11.52 A need for a new 25m, 6-lane swimming pool is therefore established. Based on Sport England facility costs from Q2 2016, this would cost £4,965,000.
- 11.53 At this stage it is not known whether there would be any available funding, therefore it is assumed that this would be funded solely through developer contributions.
- 11.54 Any provision would be made towards the end of the plan period.



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:

- Natural and semi-natural green space – mainly country parks
- Parks, gardens and amenity space

Overview of the area

12.2 There are no Country Parks in or close to Tendring district.

12.3 Based on standards promoted by Natural England and the Essex Wildlife Trust, people should have access to:

- 2ha+ of accessible natural greenspace (ANG) within 300m of home - this has been termed the Neighbourhood Level
- 20ha+ of ANG within 1.2km of home - the District Level
- 60ha+ of ANG within 3.2km of home - the Sub-regional Level

- 500ha+ of ANG within 10km of home - the Regional Level

12.4 An assessment of the provision of ANG against these standards (referred to as 'ANGSt') in Tendring was undertaken by Natural England in 2009. This showed that the district had a total of 432ha of ANG, or 1% of the total area of the district. Table 12.1 summarises the accessibility to different levels of provision.

Table 12.1: ANGSt analysis of provision

Location	% of households				Meeting all of the ANGSt requirements	Meeting none of the ANGSt requirements
	Within 300m of 2ha+ site	Within 2km of 20ha+ site	Within 5km of 100ha+ site	Within 10km of 500ha+ site		
Tendring	4	29	17	5	<1	59
Essex	29	68	72	19	7	14

Source: Essex Wildlife Trust & Natural England (2009) Analysis of Accessible Natural Greenspace Provision for Essex, including Southend-on-Sea and Thurrock Unitary Authorities

12.5 Existing access to accessible green space is poor in Tendring district. It is below the Essex-wide average for all scales of site provision and nearly 60% of households do not have access which meets the ANGSt requirements.

Needs

12.6 Policy H4 of the emerging Local Plan requires the following standards for provision of green space:

- Parks and gardens – 1.0 hectares per 1,000 population
- Natural and semi-natural green spaces – 2.1 hectares per 1,000 population
- Amenity green spaces – 0.75 hectare per 1,000 population

12.7 Table 12.2 applies these standards to the growth proposed across the district. In total, nearly 50 hectares of green space is required to address the needs arising from growth.

Table 12.2: Green space requirements to support growth

	Dwellings	Population	Parks and gardens (ha)	Natural and semi-natural green space (ha)	Amenity green space (ha)
East Colchester GC	2,900	6,032	6.03	12.06	4.52
North Clacton	1,000	2,080	2.08	4.16	1.56
West Clacton	3,375	7,020	7.02	14.04	5.27
Central Clacton	180	374	0.37	0.75	0.28
Harwich	761	1,583	1.58	3.17	1.19
Weeley	280	582	0.58	1.16	0.44
Lawford	360	749	0.75	1.50	0.56
Mistley	135	281	0.28	0.56	0.21
Thorpe-le-Soken	100	208	0.21	0.42	0.16
Brightlingsea	100	208	0.21	0.42	0.16
TOTAL			19.12	38.23	14.34

Population derived from DCLG 2014 household projections

12.8 Table 12.3 shows that beyond the plan period, the Garden Communities will need a further 107 hectares of green space.

Table 12.3 Need for green space arising from growth in the Garden Communities post-plan period

	Dwellings	Population	Parks and gardens (ha)	Natural and semi-natural green space (ha)	Amenity green space (ha)
East Colchester GC	6,100	13,664	24.0	68.3	15.0

Population figures have been derived from DCLG 2014 household projections

12.9 Not all developments will necessarily be expected to provide green space at these standards, particularly higher density development within the urban areas, e.g. Central Clacton.

12.10 In addition, ECC reports that that it will be more cost-efficient to provide local parks for more than local need, i.e. providing a wider visitor experience which can help to create a revenue stream that will otherwise address what are relatively high costs of provision. For country parks, the scale of provision is key; such provision should be at least 40 hectares in order to

make it a 'destination'. As such, this would exceed the theoretical requirements listed in Table 12.2 but would help to address existing deficits in a more efficient manner.

Costs and funding

- 12.11 It is not possible to assign costs the provision. This will depend on a number of factors, not least the availability of greenfield land to make such provision. It will certainly be envisaged that larger scale provision of green space could be made at the East of Colchester Garden Community, where the Salary Brook area is seen as a possible location for a country park or equivalent.
- 12.12 It is expected that developers will make land available for green infrastructure provision as part of comprehensive masterplanning and the application/Section 106 process. ECC reports that ongoing revenue funding is the greatest challenge for maintain green infrastructure. Larger scale provision, particularly country parks, is preferred because of the greater ability to create multiple revenue streams through, for example, car parking, visitor attractions, cafes and restaurants and corporate activities. Great Notley Country Park, for example, provides all of these facilities and attracts 150,000 visitors per year.

Timing of provision









































- 12.13 Provision will come forward as part of the comprehensive masterplanning of development sites.

























13 Summary of Key Findings

- 13.1 A summary of the infrastructure needs, costs, funding and timing is shown in Tables 13.1 and 13.2.
- 13.2 As noted in Section 1, these needs are only those arising from the growth on the strategic sites. It does not take account of the needs of smaller sites which will also have an impact. These will need to be addressed on a case-by-case basis through planning applications and use of S106 contributions or Community Infrastructure Levy, if such a charge is put in place. Early engagement between developers and infrastructure providers is key to effective planning for such needs.
- 13.3 As noted in the education section, any specific education outputs which the IDP assigns to the Garden Communities may be addressing wider needs and are not necessarily required to solely address the needs of that Garden Community.
- 13.4 Transport is not included in either Table 13.1 or 13.2. This is because, as explained in Section 6, the packages of measures required to address the needs arising from growth have yet to be finalised. Whilst some possible costs of schemes which are likely to become part of transport packages are included in Table 6.1, some of the significant items remain uncoded. It is therefore considered prudent to leave this out of the assessment in the following tables.
- 13.5 The IDP is a 'live' document and, as explained in Section 1, there have been a number of changes over the preparation of this version of the IDP that will need to be updated as the emerging Local Plan progresses.

Table 13.1: Infrastructure summary table – by type of infrastructure

Infrastructure theme	Type of infrastructure	Infrastructure item	Location	Cost	Known funding	Timing of completed provision			Priority
						2016-2021	2022-2027	2028-2033	
Social and community	Allotments	New allotment provision	Brightlingsea	£5,200					Important
Social and community	Allotments	New allotment provision	Central Clacton	£9,360					Important
Social and community	Allotments	New allotment provision	East Colchester GC	£150,800					Important
Social and community	Allotments	New allotment provision	Harwich	£39,572					Important
Social and community	Allotments	New allotment provision	Manningtree/Lawford	£18,720					Important
Social and community	Allotments	New allotment provision	Mistley	£7,020					Important
Social and community	Allotments	New allotment provision	North Clacton	£52,000					Important
Social and community	Allotments	New allotment provision	Thorpe-le-Soken	£5,200					Important
Social and community	Allotments	New allotment provision	Weeley	£14,560					Important
Social and community	Allotments	New allotment provision	West Clacton	£175,500					Important
Green i'structure and open space	Amenity greenspace	Amenity greenspace provision	All locations	Not known					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP	Central Clacton	£40,000					Important
Leisure and recreation	Children's play and youth facilities	11 LEAPs, 6 NEAPs, 2 MUGAs	East Colchester GC	£1,150,000					Important
Leisure and recreation	Children's play and youth facilities	3 LEAPs, 2 NEAPs, 1 MUGA	Harwich	£395,000					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP, 1 NEAP	Lawford	£120,000					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP	Mistley	£40,000					Important
Leisure and recreation	Children's play and youth facilities	4 LEAPs, 2 NEAPs, 1 MUGA	North Clacton	£435,000					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP, 1 NEAP	Weeley	£120,000					Important
Leisure and recreation	Children's play and youth facilities	13 LEAPs, 7 NEAPs, 3 MUGAs	West Clacton	£1,425,000					Important
Social and community	Community centres	2 no. large community centres and 1 no. small community centre	East Colchester GC	£1,658,800					Important
Social and community	Community centres	1 no. small community centre	Harwich	£435,292					Important
Social and community	Community centres	1 no. small community centre	Lawford	£205,920					Important
Social and community	Community centres	1 no. large community centre	North Clacton	£572,000					Important

						Timing of completed provision			
Infrastructure theme	Type of infrastructure	Infrastructure item	Location	Cost	Known funding	2016-2021	2022-2027	2028-2033	Priority
Social and community	Community centres	2 no. large community centres and 2 no. small community centres	West Clacton	£1,930,500					Important
Education	Early Years & Childcare	Expansion of existing facilities	Brightlingsea	£130,000					Critical
Education	Early Years & Childcare	5 no. 56-place EY&C facilities, with some as part of primary school provision	East of Colchester GC	Incl. in cost of primary school					Critical
Education	Early Years & Childcare	Expansion of existing facilities	Manningtree/Lawford	£572,000					Critical
Education	Early Years & Childcare	1 no. 56-place EY&C facility as part of primary school provision	North Clacton	Incl. in cost of primary school					Critical
Education	Early Years & Childcare	1 no. 56-place EY&C facility as part of primary school provision	Weeley/Thorpe/Little Clacton/Tendring	Incl. in cost of primary school					Critical
Education	Early Years & Childcare	2 no. 56-place EY&C facilities as part of primary school provision	West Clacton	Incl. in cost of primary school					Critical
Utilities	Electricity	Provision of new secondary substations for all development over 50 dwellings	All locations	Site specific	All funded by provider/developer All funded by developer				Critical
Utilities	Gas	Local infrastructure enhancement	All locations	Site specific					Critical
Leisure and recreation	Indoor sports halls	2-court provision	East Colchester GC	£760,000					Important
Leisure and recreation	Indoor sports halls	1-court provision	North Clacton	£670,000					Important
Leisure and recreation	Indoor sports halls	2-court provision	West Clacton	£760,000					Important
Social and community	Library provision	Co-located community hub/library	Dependent on growth levels	Not known					Important
Green i'structure and open space	Natural and semi-natural greenspace	Natural and semi-natural greenspace provision	All locations	Not known					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 1 adult pitch	Central Clacton	£80,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 10 adult pitches	East Colchester GC	£800,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 3 adult pitches	Harwich	£240,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 1 adult pitch	Lawford	£80,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 3 adult pitches	North Clacton	£240,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 1 adult pitch	Weeley	£80,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 12 adult pitches	West Clacton	£960,000					Important
Green i'structure and open space	Parks and gardens	Parks and gardens provision	All locations	Not known					Important
Emergency services	Police	Replacement of existing police estate	All locations	£24,500,000					Important























































						Timing of completed provision			
Infrastructure theme	Type of infrastructure	Infrastructure item	Location	Cost	Known funding	2016-2021	2022-2027	2028-2033	Priority
Education	Primary education	Expansion of existing schools	Brightlingsea	£370,000					Critical
Education	Primary education	1 no. 3fe primary school and 1no. 2fe primary school	East of Colchester GC	£17,500,000					Critical
Education	Primary education	Expansion of existing schools	Harwich	£2,000,000					Critical
Education	Primary education	Expansion of Lawford School	Manningtree/Lawford	£1,800,000					Critical
Education	Primary education	1no. 2fe primary school	North Clacton	£7,300,000					Critical
Education	Primary education	1no. 2fe primary school	Weeley/Thorpe/Little Clacton/Tendring	£7,300,000					Critical
Education	Primary education	1no. 2fe primary school	West Clacton	£7,300,000					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Brightlingsea	Not known					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Clacton	Not known					Critical
Health and social wellbeing	Primary healthcare	New health hub	East of Colchester GC	Not known					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Harwich	Not known					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Manningtree/Lawford	Not known					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	North Clacton	Not known					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Thorpe-le-Soken	Not known					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Weeley	Not known					Critical
Education	Secondary education	Expansion of provision	Brightlingsea	£370,000					Critical
Education	Secondary education	1 no. 9fe secondary school	East of Colchester GC	£30,000,000					Critical
Education	Secondary education	Expansion of provision	Harwich	£2,000,000					Critical
Education	Secondary education	Expansion of provision	Manningtree/Lawford	£1,800,000					Critical
Education	Secondary education	Expansion of existing schools	Weeley/Thorpe/Little Clacton/Tendring	£10,900,000					Critical
Utilities	Water - potable supply	Local infrastructure enhancement	All locations	Site specific	All funded by developer				Critical
Utilities	Water - potable supply	Reinforcement of existing network	North Clacton	Site specific	Funded by Affinity Water/developer				Critical

Table 13.2: Infrastructure summary table – by settlement

Infrastructure theme	Type of infrastructure	Infrastructure item	Location	Cost	Known funding	Timing of completed provision			Priority
						2016-2021	2022-2027	2028-2033	
Utilities	Water - potable supply	Local infrastructure enhancement	All locations	Site specific	All funded by developer				Critical
Utilities	Gas	Local infrastructure enhancement	All locations	Site specific	All funded by developer				Critical
Utilities	Electricity	Provision of new secondary substations for all development over 50 dwellings	All locations	Site specific	All funded by provider/developer				Critical
Emergency services	Police	Replacement of existing police estate	All locations	£24,500,000					Important
Green i'structure and open space	Parks and gardens	Parks and gardens provision	All locations	Not known					Important
Green i'structure and open space	Natural and semi-natural greenspace	Natural and semi-natural greenspace provision	All locations	Not known					Important
Green i'structure and open space	Amenity greenspace	Amenity greenspace provision	All locations	Not known					Important
Education	Early Years & Childcare	Expansion of existing facilities	Brightlingsea	£130,000					Critical
Education	Primary education	Expansion of existing schools	Brightlingsea	£370,000					Critical
Education	Secondary education	Expansion of provision	Brightlingsea	£370,000					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Brightlingsea	Not known					Critical
Social and community	Allotments	New allotment provision	Brightlingsea	£5,200					Important
Social and community	Allotments	New allotment provision	Central Clacton	£9,360					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP	Central Clacton	£40,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 1 adult pitch	Central Clacton	£80,000					Important
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Clacton	Not known					Critical
Social and community	Library provision	Co-located community hub/library	Dependent on growth levels	Not known					Important
Social and community	Allotments	New allotment provision	East Colchester GC	£150,800					Important
Social and community	Community centres	2 no. large community centres and 1 no. small community centre	East Colchester GC	£1,658,800					Important
Leisure and recreation	Children's play and youth facilities	11 LEAPs, 6 NEAPs, 2 MUGAs	East Colchester GC	£1,150,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 10 adult pitches	East Colchester GC	£800,000					Important
Leisure and recreation	Indoor sports halls	2-court provision	East Colchester GC	£760,000					Important
Education	Early Years & Childcare	5 no. 56-place EY&C facilities, with some as part of primary school provision	East of Colchester GC	Incl. in cost of primary school					Critical

Infrastructure theme	Type of infrastructure	Infrastructure item	Location	Cost	Known funding	Timing of completed provision			Priority
						2016-2021	2022-2027	2028-2033	
Education	Primary education	1 no. 3fe primary school and 1 no. 2fe primary school	East of Colchester GC	£17,500,000					Critical
Education	Secondary education	1 no. 9fe secondary school	East of Colchester GC	£30,000,000					Critical
Health and social wellbeing	Primary healthcare	New health hub	East of Colchester GC	Not known					Critical
Education	Primary education	Expansion of existing schools	Harwich	£2,000,000					Critical
Education	Secondary education	Expansion of provision	Harwich	£2,000,000					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Harwich	Not known					Critical
Social and community	Allotments	New allotment provision	Harwich	£39,572					Important
Social and community	Community centres	1 no. small community centre	Harwich	£435,292					Important
Leisure and recreation	Children's play and youth facilities	3 LEAPs, 2 NEAPs, 1 MUGA	Harwich	£395,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 3 adult pitches	Harwich	£240,000					Important
Social and community	Community centres	1 no. small community centre	Lawford	£205,920					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP, 1 NEAP	Lawford	£120,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 1 adult pitch	Lawford	£80,000					Important
Education	Early Years & Childcare	Expansion of existing facilities	Manningtree/Lawford	£572,000					Critical
Education	Primary education	Expansion of Lawford School	Manningtree/Lawford	£1,800,000					Critical
Education	Secondary education	Expansion of provision	Manningtree/Lawford	£1,800,000					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Manningtree/Lawford	Not known					Critical
Social and community	Allotments	New allotment provision	Manningtree/Lawford	£18,720					Important
Social and community	Allotments	New allotment provision	Mistley	£7,020					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP	Mistley	£40,000					Important
Education	Early Years & Childcare	1 no. 56-place EY&C facility as part of primary school provision	North Clacton	Incl. in cost of primary school					Critical
Education	Primary education	1 no. 2fe primary school	North Clacton	£7,300,000					Critical
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	North Clacton	Not known					Critical
Utilities	Water - potable supply	Reinforcement of existing network	North Clacton	Site specific	Funded by Affinity Water/developer				Critical
Social and community	Allotments	New allotment provision	North Clacton	£52,000					Important
Social and community	Community centres	1 no. large community centre	North Clacton	£572,000					Important

Infrastructure theme	Type of infrastructure	Infrastructure item	Location	Cost	Known funding	Timing of completed provision			Priority
						2016-2021	2022-2027	2028-2033	
Leisure and recreation	Children's play and youth facilities	4 LEAPs, 2 NEAPs, 1 MUGA	North Clacton	£435,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 3 adult pitches	North Clacton	£240,000					Important
Leisure and recreation	Indoor sports halls	1-court provision	North Clacton	£670,000					Important
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Thorpe-le-Soken	Not known					Critical
Social and community	Allotments	New allotment provision	Thorpe-le-Soken	£5,200					Important
Health and social wellbeing	Primary healthcare	Reconfiguration/refurbishment of GP surgery provision	Weeley	Not known					Critical
Social and community	Allotments	New allotment provision	Weeley	£14,560					Important
Leisure and recreation	Children's play and youth facilities	1 LEAP, 1 NEAP	Weeley	£120,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 1 adult pitch	Weeley	£80,000					Important
Education	Early Years & Childcare	1 no. 56-place EY&C facility as part of primary school provision	Weeley/Thorpe/Little Clacton/Tendring	Incl. in cost of primary school					Critical
Education	Primary education	1 no. 2fe primary school	Weeley/Thorpe/Little Clacton/Tendring	£7,300,000					Critical
Education	Secondary education	Expansion of existing schools	Weeley/Thorpe/Little Clacton/Tendring	£10,900,000					Critical
Education	Early Years & Childcare	2 no. 56-place EY&C facilities as part of primary school provision	West Clacton	Incl. in cost of primary school					Critical
Education	Primary education	1 no. 2fe primary school	West Clacton	£7,300,000					Critical
Social and community	Allotments	New allotment provision	West Clacton	£175,500					Important
Social and community	Community centres	2 no. large community centres and 2 no. small community centres	West Clacton	£1,930,500					Important
Leisure and recreation	Children's play and youth facilities	13 LEAPs, 7 NEAPs, 3 MUGAs	West Clacton	£1,425,000					Important
Leisure and recreation	Outdoor grass pitches	Equivalent of 12 adult pitches	West Clacton	£960,000					Important
Leisure and recreation	Indoor sports halls	2-court provision	West Clacton	£760,000					Important

Appendix A Development sites and housing trajectories

Sites shown in the table below that have been granted planning permission have been identified in red.

TNP_Ref 29.03.17	Location	Residential (dwellings)	Employment (floorspace)			
			Unknown (sqm)	B1 office	B1 light industrial	B2/B8 manufacturing/ warehousing
	East of Colchester	3,000				
TRG1	Hartley Garden Village	1,700				28,000
TRG2	Oakwood Park	750				
TRG3	Rouses Farm	875				
TRG4	Land at Coppins Court	60				
TRG5	Station Gateway development	60				
TRG6	Former Tendring 100 Waterworks Site	90				
TRG7	Former Delford Factory Site (SATRO)	70				
TRG8	Stanton Europark					20,000-40,000
TRG9	Land west of Low Road	315				
TRG10	Land at Greenfields Farm	164				
TRG11	Land south of Council Offices	24				
TRG13	Land east of Bromley Road, Lawford	360				
TRG14	Land South of Harwich Road, Mistley	135				
TRG15	Robinson Road	100				
TRG16	Land east of Landmere Road	100				
TRG17	Mercedes site, Harwich					74,000
TRG18	Land South and North of Council Offices, Thorpe Road, Weeley	280	20,000			
TRG19	Land south of Long Road Mistley		8,000			
TRG20	EDME Maltings, Mistley	150	1,300			
TRG21	Carless, North-East Tendring		45,000			
TRG22	Great Bentley - Res+Con	125				



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