



Tendring District Council (TDC) Local Plan – Section Two: Main Modifications

Sustainability Appraisal (SA) Addendum

June 2021





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1. Introduction

1.1 Background

On behalf of Tendring District Council (TDC), Place Services has been commissioned to undertake an independent Sustainability Appraisal (SA) for the TDC Local Plan Section Two Main Modifications 2021.

1.2 The Tendring District Council Local Plan

1.2.1 Local Plan Section One (2020)

The 'Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1 Plan' was adopted by the Council on the 26th January 2021. The formal adoption of the Local Plan Section One has the effect of replacing, in part, a number of the strategic policies contained within the Tendring District Local Plan 2007 (adopted in December 2007). The Tendring District Local Plan 2007 will be replaced, in full, on the formal adoption of Section Two of Local Plan which contains further specific local policies and proposals applicable to the Tendring District only.

The Local Plan Section One covers a plan area that encompasses the administrative boundaries of Tendring District Council, Colchester Borough Council and Braintree District Council. It sets out numerous requirements of a Local Plan, including:

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

1.2.2 Local Plan Section Two (emerging)

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

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

Following a public consultation on a Regulation 19 Local Plan Section Two in 2017, the Plan was submitted to the planning inspectorate for examination in public (EiP). This EiP was held in February 2021. Since then, the inspectors of the Plan have written to the Council setting out the Main Modifications (MMs) that are required to be made to the Plan as submitted in order for it to be found sound in planning terms.

The Main Modifications proposed to the Regulation 19 Local Plan Section Two cover:

- Amendments to policy text, and reasoned justification;
- The housing provision figure;
- The amendment of site allocation boundaries; and
- The removal of site allocations.

The Main Modifications have been subject to Sustainability Appraisal in this Addendum, which explores whether there will be any significant effects on the environment arising from the proposed modifications, individually or cumulatively, and of the modified Plan as a whole.

1.3 The Requirement for Sustainability Appraisal

1.3.1 Legislative requirements

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

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

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

using sound science responsibly.

SEA originates from the European Directive 2001/42/EC “*on the assessment of the effects of certain plans and programmes on the environment*” (the ‘SEA Directive’) which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development. The Directive was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the ‘SEA Regulation’) which requires SEA to be carried out for plans or programmes,

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

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

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

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

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

1.3.2 The Requirement Concerning the Tendring District Council Local Plan Section Two

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

- Sustainability Appraisal Scoping Report, 2015
- Interim Sustainability Appraisal Report, 2016
- Section 2 Sustainability Appraisal & Strategic Environmental Assessment – Non-Technical Summary, 2017
- Section 2 Sustainability Appraisal & Strategic Environmental Assessment –

Environmental Report, 2017

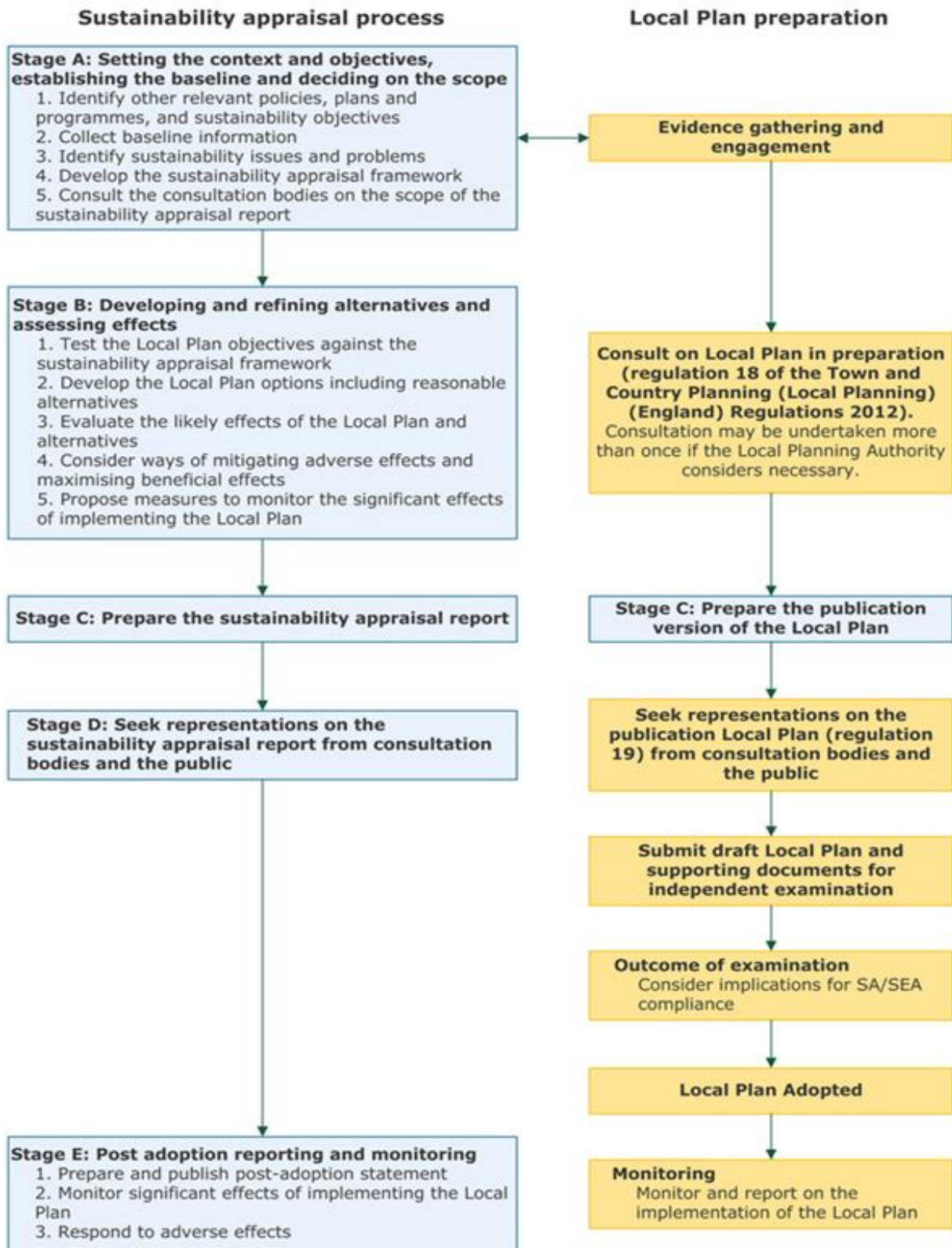
- (Section Two) Sustainability Appraisal Addendum: Appraisal of New Policy HP4, 2017

Carrying out SA work throughout the plan preparation has been part of an integrated approach and has ensured that the sustainability considerations identified were addressed through subsequent iterations of the Local Plan Section Two. This is further required of the Local Plan Section Two at this stage, following Examination in Public (EiP), throughout which numerous modifications to the Local Plan Section Two have been identified as required to make the Plan 'sound' in planning terms.

1.4 The Sustainability Appraisal Process

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

Figure 1: Stages in the Sustainability Appraisal Process and Local Plan Preparation



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

1.5 The Aim and Structure of this Addendum

The aim of this Addendum is to respond to a requirement as set out in Planning Practice Guidance (PPG) for Sustainability Appraisal, which sets out that the report may have to be amended if modifications to the Local Plan are proposed at examination. PPG states that,

‘It is up to the plan-making body to decide whether the sustainability appraisal report should be amended following proposed changes to an emerging plan. A local planning authority can ask an Inspector to recommend changes to its submitted local plan to make it sound or they can propose their own changes.

If the plan-making body assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required, and the sustainability appraisal report should be updated and amended accordingly.’ Paragraph: 023 Reference ID: 11-023-20140306 which is to:

Further, the Inspectors’ letter to the Council, raised a number of elements of the submitted SA that would benefit from further work. This is largely a result of the long time between the submission of the Local Plan (and SA) for examination, in 2017, and the examination process beginning in 2021. In response to this, this SA Addendum addresses:

- The Screening of the Main Modifications, in order to identify whether the possibility of significant effects may occur on environment, social and/or economic tenets of sustainability;
- The assessment of the Main Modifications, including and alongside any alternative approaches that can be considered ‘reasonable’;
- An evaluation of the effects identified in the assessment of the Main Modifications;
- Suggested mitigation measures in regard to minimising adverse effects or maximising positive benefits;
- Suggesting possible monitoring indicators; and
- Re-addressing elements of the SA regarding site allocations and alternatives, which will benefit from an update in light of new evidence and the Council’s updated position.

These tasks are outlined in more detail within the below sub-headings.

1.5.1 Screening the Main Modifications for possible significant effects

Many of the proposed Main Modifications to the Local Plan will not have a significant effect on environmental, social, or economic tenets of sustainability. In order to for this Addendum to address only those modifications that will ensure revisions to the submitted SA Environmental Report, a screening exercise has been undertaken and is included within this Addendum. The screening process will explore each modification in kind and determine whether any amendments to the submitted SA Environmental Report will be required as a result. Where amendments are required, i.e. there will be a change in effect identified in the

submitted SA Environmental Report, these are included within this Addendum.

1.5.2 Predicting the effects of the Plan's Main Modifications including any 'reasonable' alternatives

It is integral that all elements of the Main Modifications (and the Plan as a whole as proposed for modification) that may give rise to any environmental, social or economic effects are assessed within the SA against the SA Objectives, as well as the alternative approaches as required. Commonly, this includes all policies and site allocation options.

The Main Modifications and alternative approaches must be assessed to the same level of detail to create a 'level playing field' against the SA Framework presented within the Scoping Report and utilised in the SA up to this point. This will be done using quantitative information as far as possible. Where there are data gaps in the assessment, assumptions ('qualitative' judgements) will be made consistently and fairly and documented in the SA Environmental Report.

In addition to the individual effect of each modification, this Addendum will also explore the permanence of effects, as well as cumulative, synergistic, and transboundary effects of the modifications at the 'whole-Plan' level.

1.5.3 Evaluating the effects of the Main Modifications, including alternatives

In addition to the process of predicting effects, an evaluation of the effects of the Main Modifications and alternatives is required of the SA process. This will be presented in the form of a narrative that explains the various merits and demerits of the Main Modifications and alternative approaches. It should be noted however, as set out in Paragraph 009 of Planning Practice Guidance for Strategic environmental assessment and sustainability appraisal, that 'the Sustainability Appraisal should only focus on what is needed to assess the likely significant effects of the plan. It should focus on the environmental, economic, and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.'

1.5.4 Considering ways of mitigating adverse effects

This stage will include the consideration of whether mitigation can be applied to ensure that any effects of the Main Modifications can be mitigated or will be mitigated by other elements of the Local Plan. This will be presented in the form of recommendations. Although the iterative nature of SA and plan-making will ensure that recommendations are factored into the final Plan, the SA Environmental Report will chronicle those recommendations made throughout the iterative working process. This stage will also include recommendations for maximising positive effects, where possible.

1.5.5 Proposing measures to monitor the environmental effects of Plan implementation

This Addendum will also include a list of possible indicators that can be collected to monitor those effects highlighted within this Addendum. These will include suggested data sources relevant for all of the SA Objectives and 'key questions / criteria' included within the SA Framework.

1.5.6 Updates to the SA in light of the Council's updated position

As mentioned above, the SA Environmental Report that was submitted for Examination was completed in 2017. The Examination itself was undertaken in 2021. Since then numerous evidence base documents have emerged, in part due to the progression of the Council's adopted Local Plan Section One, which may need to be reflected in this Addendum where relevant to explore whether any elements of the Local Plan will have any change in effects predicted in the submitted SA.

In addition, those elements of the submitted SA Environmental Report that addressed site allocations and reasonable alternative site options will need to be revised to reflect the position that many sites have been built since 2017 or have planning consent or are otherwise now omitted from consideration as allocations. The entirety of the corresponding Section of the submitted SA Environmental Report that addressed the assessment and evaluation of site allocations will require to be revisited, and this is included within this Addendum.

2. What SA work has been done to date?

2.1 The SA of the Adopted Local Plan Section One

In response to meeting the requirements of the SEA Regulations, two SAs have been produced; responding to Sections One and Two respectively. This reflects the different geographical scope of Section One and Section Two, which have different sustainability issues; Section One being a joint approach covering the additional authorities of Braintree District and Colchester Borough.

The Council's Local Plan Section Two, and its accompanying SA, were examined in February 2021, after the adoption of Section One. Sections One and Two of the Local Plan were submitted to the planning inspectorate at the same time, in 2017.

It is important to note that the content of the Local Plan Section One is distinct from that of Section Two in many respects. There is no need for this SA to address any of the elements of the Section One in terms of individual assessment, including establishing a housing provision quantum over the plan period and the principle of the Garden Community (in regard to need and broad location) however there is a requirement to address the Section One content cumulatively with that of Section Two, and to draw upon any of the Section One evidence if relevant.

2.2 The SA of the Local Plan Section Two

Section Two of the Local Plan provides the specific policies and allocations for Tendring District. It contains allocations for important housing and employment needs within the context of the specific needs for the District, alongside the allocation of non-strategic sites. It also contains local policies to shape future development and to ensure it is sustainable.

The SA of the Section Two Local Plan has been undertaken alongside the progression of the Local Plan. SA documents produced alongside the Section Two Local Plan cover:

- A SA Scoping Report (2015) (produced by Tendring District Council)
- An Interim SA Report – Issues and Options (2016)
- An SA Environmental Report (Draft Publication Regulation 19) (2017)

3. The Approach to Assessing the Main Modifications / SA Updates

3.1 Assessing Policies and the types of effects considered

The SA of the Main Modifications within this Addendum will assess the Local Plan's modified content against the SA Objectives and key questions / criteria outlined in the Sustainability Frameworks devised for assessing the Local Plan. These are not proposed for amendment at this stage and are included within the 2017 SA Environmental Report as submitted at Section 4.5 (the framework for assessing policy content), Section 4.7 (the framework for assessing site allocation options), and Section 4.8 (the approach to assessing the Strategic Mixed Use development options). Section 4.8 includes a 'policy-on' discussion of the opportunities of these options should Plan policy and aspirations be applied, whilst Section 4.7 assesses the same options from a 'policy-off' standpoint i.e. only focussing on the constraints and direct benefits from developing the land in question.

The aim of this SA Addendum is to assess the sustainability effects of the Main Modifications following implementation. The assessment will look at the secondary, cumulative, synergistic, short, medium, and long-term permanent and temporary effects in accordance with Annex 1 of the SA Directive, as well as assess alternatives and suggest mitigation measures where appropriate. The findings will be accompanied by an appraisal matrix which will document the effects over time.

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

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

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

3.1.1 Description of 'Significant Effects'

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



Possible impact	Basis for judgement
++	Strong prospect of there being significant positive impacts.
+	Strong prospect of there being minor positive impacts.
?	General uncertainty where there is a lack on current information (to be elaborated in commentary in each instance).
0	No impact.
-	Strong prospect of there being minor negative impacts and mitigation would be possible / issues can be rectified.
--	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation) / further work is needed to explore whether issues can be rectified.
N/A	Not applicable to the scope or context of the assessed content.

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

A NOTE ON ‘UNCERTAIN IMPACTS / EFFECTS’ IN THE SA:

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

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

3.1.2 Description of ‘Temporal Effects’

The assessment of the Plan Review’s content should recognise that impacts may vary over time. The SA Environmental Report will highlight where effects may change over time in those instances where evidence exists to support such judgements. Should no evidence exist, then temporal effects will be based on reasonable assumptions, which will also be highlighted and signposted within the Environmental Report. Effects for each policy appraisal will be highlighted as:

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

3.1.3 Description of ‘Secondary, Cumulative and Synergistic Effects’

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

3.1.4 Description of ‘Reasonable Alternatives Considered’

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

3.1.5 Description of ‘Proposed Mitigation Measures / Recommendations’

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

4. The Assessment of the Main Modifications

4.1 Introduction to this Section

This section sets out the appraisal of the Main Modifications proposed to the Local Plan. Assessment of the Plan's content has been undertaken against the sustainability objectives and frameworks devised at the scoping stage.

The Main Modifications proposed to the Local Plan represent the focus of assessment within this SA, including the identification and appraisal of alternative approaches to the amendments. Nevertheless, the whole Plan, including both the retained and amended content is considered holistically within this SA. No re-assessment of the Local Plan's original content (that is not proposed for modification) has been undertaken, aside from a section that addresses site allocation options that are reasonable at this current stage and since 2017.

This section assesses the Plan's (and where relevant reasonable alternative approaches to) those Main Modifications that have been 'screened in' (see Appendix 1). For reference, those Main Modifications that have been 'screened in', are included below.

Plan Policies:

- Vision for Tendring District
- Policy HP1: Improving Health and Wellbeing
- Policy HP5: Open Space, Sports and Recreational Facilities
- Policy LP1: Housing Supply
- Policy LP4: Housing Layout
- Policy LP5: Affordable Housing
- Policy LP7: Self-Build and Custom Built Homes
- Policy LP9: Gypsy and Traveller Sites
- Policy LP10: Care, Independent Assisted Living
- Policy PP5: Town Centre Uses
- Policy PP6: Employment Sites
- Policy PP7: Employment Allocations
- Policy PP11: Holiday Parks
- Policy PP13: The Rural Economy
- Policy PPL1: Development and Flood Risk
- Policy PPL4: Biodiversity and Geodiversity
- Policy PPL6: Strategic Green Gaps

- Policy PPL7: Archaeology
- Policy PPL8: Conservation Areas
- Policy PPL9: Listed Buildings
- Policy PPL10: Renewable Energy Generation
- Policy SAMU1: Development at EDME Maltings, Mistley
- Policy SAMU2: Development at Hartley Gardens, Clacton
- Policy SAMU3: Development at Oakwood Park, Clacton
- Policy SAMU4: Development at Rouses Farm, Jaywick Lane, Clacton
- Policy SAMU5: Development South of Thorpe Road, Weeley

Site allocation re-assessments for:

- Policy SAMU1: Development at EDME Maltings, Mistley (to reflect a boundary change)
- Policy SAMU2: Development at Hartley Gardens, Clacton (to reflect a boundary change)

Other elements of the SA Environmental Report:

- Re-appraisal of numerous site options to reflect changes in position since 2017
- Cumulative and synergistic effects
- Conclusions

4.2 Assessment of the Local Plan's Modified Vision

4.2.1 The Vision for Tendring District

4.2.1.1 What modifications are proposed?

Modification MM1.1 has been screened in as requiring amendment to the SA Environmental Report as submitted in 2017. The modification sees the insertion of a new paragraph that seeks to strengthen the overarching vision statement in the Local Plan in regard to the coastal location of the district and the need for climate change adaption in line with advice from the Environment Agency.

4.2.1.2 Are there any new alternatives to consider?

The Vision can be seen as a general summary of the aspirational outcomes of the Local Plan. The individual elements of the Vision are elaborated on in more detail within other policies of the document. Alternatives are explored in more detail within the assessment of these policies elsewhere within the 2017 SA Environmental Report (and discussed in this

Addendum where relevant), commensurate to their individual context.

4.2.1.3 Assessment of the Vision

Effect	1	2	3	4	5	6	7	8
S/T	++	++	++	++	++	++	++	++
M/T	++	++	++	++	++	++	++	++
L/T	++	++	++	++	++	++	++	++

At the submission stage, the SA indicated that there will be significant impacts on all social and economic based tenets of sustainability identified for the Plan Area; however less positive impacts associated with reducing contributions to climate change and reducing climate change impacts. The SA at that stage elaborated that this by stating that ‘impacts associated with climate change can be seen as ancillary to development and not directly required to be included within the Vision.’

The main modifications related to the Vision ensure that further positive effects regarding minimising emissions (Sustainability Objective 7) and climate change adaptation (Sustainability Objective 8) could be realised. The main modification acknowledges that adaptation and mitigation against climate change is of fundamental importance to the District in terms of broad economic, social, and environmental sustainability. Whereas the Vision in and of itself is elaborated on in thematic policies of the Plan, the modifications to the Vision will nevertheless now enable further positive outcomes on Sustainability Objectives 7 and 8.

4.2.1.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Vision.

4.3 Assessment of the Plan’s Modified Policies

4.3.1 Policy HP1: Improving Health and Wellbeing

4.3.1.1 What modifications are proposed?

Modifications are proposed to the Policy that insert wording into requiring Health Impact Assessments (HIAs) to accompany applications for all development in Use Class C2 and larger non-residential developments. Previously the Policy set out that HIA would be required for applications delivering 50 or more dwellings only.

4.3.1.2 Are there any new alternatives to consider?

At the submission stage, the SA Environmental Report identified and appraised an alternative that explored the notion of not requiring a HIA to be submitted. This position was assessed as having the potential for negative effects in regard to Sustainability Objective 5, that included health and other social facilities. The policy position at that point can be

considered an alternative approach, in so far as it omitted the requirement for HIA for C2 (residential institutions) applications and any non-residential uses, and was assessed within the SA Environmental Report as submitted. No other alternatives specifically regarding HIA have been identified for exploration at this point and within this SA Addendum. It is considered that any additional alternative approaches would be distinctly different to the approaches considered to date, nor would they yield any different effects.

4.3.1.3 Assessment of Policy HP1

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	N/A	N/A	++	+	N/A	N/A
M/T	N/A	N/A	N/A	N/A	++	+	N/A	N/A
L/T	N/A	N/A	N/A	N/A	++	+	N/A	N/A

The purpose of HIA is to identify the potential health consequences of a proposal on a given population, maximise the positive health benefits and minimise potential adverse effects on health and inequalities. The Policy's modified approach of requiring HIA on development sites over 50 dwellings, residential institutions, and non-residential developments of 1,000 square metres or more is in line with the current Essex Planning Officers' Association (EPOA) guidance and factors in all development proposals that have particular implications for health. The modifications respond well to both District demographics, in regard to C2 institutions, and also planned growth in line with the wider Plan.

The Policy as modified is assessed as ensuring similar effects to the policy approach that was submitted and as assessed in the 2017 SA Environmental Report. The Policy was assessed at that stage as having the potential for significant positive impacts in ensuring better social and health related outcomes through the Policy's criteria.

4.3.1.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy HP1.

4.3.2 Policy HP5: Open Space, Sports and Recreational Facilities

4.3.2.1 What modifications have been proposed?

The Policy has been re-written in its entirety to remove the complexity of the submitted approach and provide additional clarity as to its requirements. The Policy as modified explains that the Council will prepare a new Supplementary Planning Document (SPD) in support of the policy and provides greater flexibility for circumstances where the provision of open space might be better achieved through the use of developer contributions rather than on-site provision.

4.3.2.2 Are there any new alternatives to consider?

Within the 2017 SA Environmental Report, alternatives were dismissed to the then proposed approach of the Policy due to the Policy's broad compliance to national requirements, the available evidence for the District (Tendring Open Space Strategy) and the current baseline in regard to the health of the District's population. At this stage, it is considered that the general ethos of the Policy is not distinctly different to the previous Policy approach. There are therefore not considered to be any alternatives that require exploration at this stage.

4.3.2.3 Assessment of the Plan's 'Strategy' and Policy HP5

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	+	N/A	++	+	N/A	N/A
M/T	N/A	N/A	+	N/A	++	+	N/A	N/A
L/T	N/A	N/A	+	N/A	++	+	N/A	N/A

The Policy as modified has been assessed as having significant positive effects in regard to health related benefits associated with the provision of open space, sports and recreation facilities. The Policy is flexible in terms of provision both on-site of new development and off-site through financial contributions. Minor positive indirect effects have been highlighted also through the possible benefits that open space provision, and its maintenance, could have on tourism in the District; much of the District's plan-led growth is focused to existing settlements that also experience a significant number of visitors to access the coast.

Related to this, and the findings of the HRA/AA and emergence of the Essex Coast RAMS (including SPD), minor positive effects related to protection are associated with the role that open space, sports and recreation facilities can have on minimising recreational disturbance on Habitats Sites at the coast. The Policy acknowledges that avoidance in the form of new open space provision can mitigate such effects and may be required of larger residential developments.

4.3.2.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy HP5.

4.3.3 Policy LP1: Housing Supply

4.3.3.1 What modifications have been proposed?

Modifications have been made to the Policy to reflect the additional homes that have actually been built between 2017 and 2020. This alters the requirement for the Local Plan to establish a supply of at least 7,362 homes, as opposed to 9,626 homes as included within the submitted Local Plan.

4.3.3.2 Are there any new alternatives to consider?

The submitted SA Environmental Report of 2017 explored a number of alternatives

regarding growth / quantum, expressed as dwelling per annum scenarios. These included two lower ranges and two higher ranges.

Paragraph 5.1.10 of the Plan establishes that the housing requirement figure needs to be considered as a minimum, stating that “at least’ is an important factor because the housing strategy is more sound if it provides some flexibility for choice and range in its supply to accommodate external factors such as the market failure of a particular developer which could slower overall completion rates.’ Nevertheless, the modifications expressed in the Plan regarding housing provision over the plan period are factual, and update the position established both through OAN calculations and also the fact that housing provision is established in the Council’s Section One Plan. To that extent it is not considered appropriate to introduce any different housing requirement quanta for assessment at this stage in the plan-making process.

4.3.3.3 Assessment of Policy LP1

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
M/T	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
L/T	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The modifications to the Policy reflect an updated position, and although expressed as a lower figure than that of the Policy as submitted, do not correlate to needs being unmet over the plan period / from the base date. It is worthy of note that both the submitted Plan and the Plan as modified at this stage both identify a requirement for 11,000 homes over the period 2013/14 and 2032/33 and can demonstrate that it can be met with sufficient flexibility (a total of 12,545 homes).

The modifications to the Plan reflect the needs required from a new base date of April 2020 and include the latest housing trajectory contained within the Council’s 2020 Strategic Housing Land Availability Assessment (SHLAA). This results in a need for fewer site allocations to be included within the Plan, corresponding to the previous allocations that have either already been built, are under construction or have obtained planning permission. Others are proposed to be deleted from the Local Plan as they are no longer considered to be developable in the plan period to 2033.

The Plan in total allocates land within the plan period for an indicative total of 8,907 homes as set out in the modified Table LP2: Local Plan Housing Allocations; flexibility above the minimum requirement of 7,362 homes to meet OAN. The completion of the latter phases of many of the site allocations are also projected beyond the plan period of 2032/33, meaning that a 15 year supply can also be identified from the April 2020 base date.

As previously mentioned, the modifications expressed in the Plan regarding housing provision over the plan period are factual, and update the position established both through OAN calculations and also the fact that housing provision is established in the Council’s



Section One Plan. To that extent it is not considered necessary to include a high level re-appraisal of the Plan’s notional housing figure (expressed within Policy LP1) within this SA Addendum. The suitability and sustainability implications of the Plan’s level of growth directly respond to the viability, achievability and suitability of specific site allocations and their cumulative impacts together, as well as policy considerations, and this is reflected elsewhere in this Addendum at Section 5 and Section 6.

4.3.3.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy LP1.

4.3.4 Policy LP4: Housing Layout

4.3.4.1 What modifications have been proposed?

Various modifications are proposed to the Policy, setting out: clearer expectations about the safety and surveillance of open space in residential developments and how the opportunities for crime and anti-social behaviour can be minimised through layout; strengthening the requirement for sustainable drainage measures to be incorporated into new development; providing better guidance within the policy about the legibility and permeability of highway within new development; and strengthening the policy in respect of the Council’s expectations for high standards of architecture.

4.3.4.2 Are there any new alternatives to consider?

Within the 2017 SA Environmental Report, it was stated that, ‘the Policy approach can be seen to have significant and other more minor positive impacts for the District. For these purposes, and in line with re-enforcing the aspirations of the Plan’s Vision, it has been determined that there are no other approaches which could be considered reasonable.’

At this stage, it is considered that any deviation from the Policy (as modified) that remains realistic, reasonable and in adherence to national policy would not be ‘distinctly different’ to warrant consideration as an alternative within this SA.

4.3.4.3 Assessment of Policy LP4

Effect	1	2	3	4	5	6	7	8
S/T	++	+	N/A	+	++	++	N/A	+
M/T	++	+	N/A	+	++	++	N/A	+
L/T	++	+	N/A	+	++	++	N/A	+

The 2017 SA Environmental Report stated that, ‘the Policy will ensure significant positive impacts regarding well designed housing and in building stronger more resilient communities through a flexible approach to determining applications based on local characteristics. The policy will also ensure suitable open space and natural surveillance requirements. There will

also be minor positive impacts on housing densities, accessibility and enhancing natural and historic assets. Such a flexible approach can be seen to be relevant to strategic and non-strategic proposals and equally applicable to brownfield and Greenfield development.'

The modifications made to the Policy can be seen to clarify and offer more detail on the requirements of, and setting what constitutes good, design. This also expands the positive benefits associated with good housing layout into other Sustainability Objectives. This includes health (and wellbeing) through setting out the need for private amenity space and setting out architectural aspirations. Further, the modifications regarding highway connectivity and on-plot parking can be expected to offer positive benefits in terms of streetscape. Related to connectivity, the requirements for open space provision are introduced to the Policy, ensuring positive effects regarding Sustainability Objective 4.

There will additionally be positive effects associated with Sustainability Objective 8, particularly in relation to minimising flood risk. This is due to the modification including that developments must consider surface water management from the outset of site layout and masterplanning, with surface water being managed by means of Sustainable Urban Drainage System (Suds) unless there is an exceptional case not to do so.

4.3.4.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy LP4.

4.3.5 Policy LP5: Affordable Housing

4.3.5.1 What modifications have been proposed?

The modifications ensure a consistent approach in the Local Plan to the use of the term 'affordable housing' by removing references to 'council housing' which, in itself, is a category of affordable housing. Further modifications include the removal of the need for an 'affordable housing statement' and to include wording to better maximise the amount of affordable housing delivered in Tendring to meet the high level of need in line with the Council's latest Housing Strategy.

4.3.5.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report explored various alternatives to the approach of Policy LP5, including 'to only ensure provision for open market affordable housing' and 'set an alternative target.' The first of these alternatives reflected the omission of 'council housing' from the Policy, and specifically that they be council managed.

In consideration of the scope of alternatives previously explored, alongside the then Policy approach that included council housing as separate to affordable housing, it is not considered that there are any additional reasonable alternatives that need to be introduced for assessment at this stage.

4.3.5.3 Assessment of Policy LP5

Effect	1	2	3	4	5	6	7	8
S/T	++	N/A	N/A	N/A	+	N/A	N/A	N/A
M/T	++	N/A	N/A	N/A	+	N/A	N/A	N/A
L/T	++	N/A	N/A	N/A	+	N/A	N/A	N/A

The modified policy approach at this stage represents a hybrid of the previous policy approach and that of the previous Alternative LP5(1) 'to only ensure provision for open market affordable housing'. Within the 2017 SA Environmental Report, the assessment for this alternative stated that the alternative 'will have similar impacts as the preferred Policy, however with no additional benefits to existing communities through ensuring that their needs are directly met through council managed affordable units. This alternative has been rejected in so far as it does not adequately address extensive public consultation, which has highlighted concerns that if affordable housing is not properly managed and there are no strict controls on who can and cannot qualify, it could encourage people from outside of Tendring to move to the area for affordable accommodation, placing people with long-standing local connections at a disadvantage.'

It can be considered at this stage, that the modifications to the Policy will have similar effects to that of previous Alternative LP5(1), albeit with new acknowledgment that the previous Policy approach as submitted was less detailed regarding viability and flexibility. The modifications include detail on this, and specify the evidence used in case-by-case decisions regarding affordable housing size and type. In so far as the Policy outlines that decisions will be made in regard to the latest iteration of the SHMA (throughout the plan period) this does not preclude the delivery of council housing should there be an identified need. Significant positive effects regarding Sustainability Objective 1 (housing) as well as minor positive benefits associated with Sustainability Objective 5 (resilient communities) can therefore be considered.

4.3.5.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy LP5.

4.3.6 Policy LP7: Self-Build and Custom Built Homes

4.3.6.1 What modifications have been proposed?

Modifications to the Policy are proposed that improve clarity and effectiveness; making it clear that it is small developments of self-build and custom-built homes that are envisaged, to be occupied by those people wishing to build; and to more clearly set out some of the material planning considerations that would be taking into account when determining planning applications.

4.3.6.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that 'the National Planning Policy Framework

requires Councils to plan for a mix of housing based on the needs of different groups in the community which includes people wishing to build their own homes. It is considered that any deviation from the Policy approach could be considered unsustainable in line with the Policy's criteria or otherwise not distinctly different to warrant assessment within this SA.' It is considered that the modifications to the Policy similarly do not require any reasonable alternatives to be explored at this stage.

4.3.6.3 Assessment of Policy LP7

Effect	1	2	3	4	5	6	7	8
S/T	+	+	N/A	N/A	N/A	0	N/A	N/A
M/T	+	+	N/A	N/A	N/A	0	N/A	N/A
L/T	+	+	N/A	N/A	N/A	0	N/A	N/A

The 2017 SA Environmental Report stated that 'the Policy will have minor positive impacts on housing provision of a range of types and also the efficient use of land in so far as proposals will be favoured on replacement dwellings and previously developed land. Impacts are limited due to the non-strategic nature of self-build homes and the minimal contribution they are likely to contribute to the overall dwelling stock. In response to any perceptions that development outside development boundaries can be considered unsustainable, it should be noted that the supporting text to the policy indicates that self-build and custom-built homes would have to meet the NPPF exception requirement that proposals reflect an exceptional quality or innovative nature of design.'

The modifications to the Policy will have similar effects to the policy approach as submitted. Modifications can be seen to limit the scale self/custom-builds to a small scale and specify that they should be in reasonable proximity to settlement boundaries. As this does not preclude land designated as 'the countryside', the Policy is expanded to ensure that developments shall have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of nearby settlements. This ensures that there will be 'no impacts', associated with ensuring development is appropriate, on Sustainability Objective 6 (historic and environmental assets).

4.3.6.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy LP7.

4.3.7 Policy LP9: Gypsy and Traveller Sites

4.3.7.1 What modifications have been proposed?

Modifications to the Policy revise the policy title and ensure the policy reflects more up-to-date evidence on both the projected need for gypsy and traveller pitches and the supply of sites that meet that exceed that need. Further modifications ensure consistency with the approach taken in policies for other forms of development.

4.3.7.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that ‘although they represent a land use, no alternative sites can be seen to be reasonable. No other sites for Gypsy and Traveller provision were forthcoming through the Council’s most recent call-for-sites process, the principle of which was in part to identify land for such purposes. The Council has ensured that needs will be met through the proportionate expansion of authorised sites where the principle of such uses, and their success in meeting the needs of Gypsy and Traveller communities, is established.’ At this stage, it is considered that any deviation from the Policy (as modified) that remains realistic, reasonable and in adherence to national policy could not be ‘distinctly different’ to warrant consideration as an alternative within this SA.

4.3.7.3 Assessment of Policy LP9

Effect	1	2	3	4	5	6	7	8
S/T	+	+	N/A	0	0	0	N/A	N/A
M/T	+	+	N/A	0	0	0	N/A	N/A
L/T	+	+	N/A	0	0	0	N/A	N/A

The Policy as modified establishes a criteria-based approach to meeting needs, including possible future needs being met through the Colchester Tendring Borders Garden Community. Whereas the modifications are less prescriptive, and as such do not correspond directly to as many of the thematic Sustainability Objectives as a result, the flexibility afforded by the modified Policy can be expected to ensure that site / pitch provision can be determined policy compliant to meet any needs more easily. There will be minor positive implications associated with Sustainability Objectives 1 (housing) and 2 (to ensure development is located sustainably) through the Policy criteria, and also ‘no impacts’ associated with those Sustainability Objectives that were previously directly covered through specific criteria: Sustainability Objectives 4 (transport /accessibility), 5 (education / social tenets of sustainability), and 6 (environmental assets).

4.3.7.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy LP9.

4.3.8 Policy LP10: Care, Independent Assisted Living

4.3.8.1 What modifications have been proposed?

Modifications are proposed that more clearly set out some of the material planning considerations that would be taken into account when dealing with planning applications outside of settlement development boundaries.

4.3.8.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that it was 'considered that any deviation from the Policy approach could be considered unsustainable in line with the demographic profile of the Plan Area or otherwise not distinctly different to warrant assessment within this SA.' Similarly, at this stage it is considered that the modifications do not warrant any further exploration of alternatives.

4.3.8.3 Assessment of Policy LP10

Effect	1	2	3	4	5	6	7	8
S/T	+	+	+	0	N/A	0	N/A	N/A
M/T	+	+	+	0	N/A	0	N/A	N/A
L/T	+	+	+	0	N/A	0	N/A	N/A

The 2017 SA Environmental Report highlighted that the Policy would ensure positive outcomes for this type of accommodation need and also in response to a need for development to be sustainable in terms of location and accessibility. Impacts are minor in reflection of meeting the needs of the specific demographic to which such accommodation relates. There will also be minor positive impacts on economic growth through the Policy and the Council stance on increasing provision in line with growth in the care and assisted living sector as identified within the Economic Development Strategy.

This is considered to remain the case. The modifications surround the inclusion of additional wording that ensures that proposals will be required to pay particular attention to landscape character if located outside of settlement development boundaries, and have further consideration of impacts on the landscape, residential amenity, highway safety, or the form and character of nearby settlements. This will additionally ensure that 'no impacts' can be expected regarding Sustainability Objectives 4 (transport) and 6 (historic and natural environmental assets).

4.3.8.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy LP10.

4.3.9 Policy PP5: Town Centre Uses

4.3.9.1 What modifications have been proposed?

The modifications proposed for the Policy have been included to reflect current national planning policy, the proposed deletion from the Local Plan of primary and secondary shopping frontages, and the introduction of the new Use Class E in 2020.

4.3.9.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report considered that there are were reasonable alternatives

to the preferred Policy approach in line with the Policy's direct adherence to the requirements and definitions of the NPPF regarding elements of the town centre, appropriate town centre uses and other higher level objectives. In addition, any deviation from the Policy approach would not be in accordance with the Plan's evidence base, in particular the WYG Retail Study (2016), which reviewed the uses in the town centres and recommended the shopping frontages.

At this stage, the modifications are necessary to ensure the Policy retains national policy compliance. To this extent, it is considered that there are no reasonable alternative approaches to the Policy as modified that could be considered similarly compliant whilst being distinctly different to warrant assessment in this SA Addendum.

4.3.9.3 Assessment of Policy PP5

Effect	1	2	3	4	5	6	7	8
S/T	+	++	++	+	N/A	+	N/A	N/A
M/T	+	++	++	+	N/A	+	N/A	N/A
L/T	+	++	++	+	N/A	+	N/A	N/A

The 2017 SA Environmental Report stated that 'the Policy will ensure significantly positive outcomes regarding retail and town centre development that is located sustainably and makes an efficient use of land and also economic growth within these sectors. There will additionally be secondary positive impacts associated with ensuring an appropriate provision of services, facilities, retail development and jobs are located in the most sustainable existing settlements regarding sustainable transport accessibility and linkages, and also in ensuring positive townscape impacts.'

At this stage, the modified Policy approach provides additional flexibility to reflect a need to adapt to respond to the changing nature of town centres. The Policy will additionally ensure some minor positive effects on housing, through ensuring that residential development will be permitted on upper floors within 'Primary Shopping Areas' where they comply with other relevant policies in this Local Plan and support the vitality and viability of the town centre. Outside such areas, residential development will be supported where there is access to shops, services and facilities, public transport provision and proximity to public open space. This will ensure additional positive effects on Sustainability Objective 1 (housing).

4.3.9.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy PP5.

4.3.10 Policy PP6: Employment Sites

4.3.10.1 What modifications have been proposed?

Modifications to the idle part of the Policy have been proposed to simplify the policy criteria

that would apply when determining applications for non-employment uses on protected employment sites. In addition, modifications are proposed to remove those elements of the Policy as submitted that regard the rural economy. These elements are proposed to be inserted into Policy PP13: The Rural Economy.

4.3.10.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report, in discussing alternatives for the Policy, set out that there can be considered no reasonable alternatives to the preferred policy approach in line with Paragraph 22 of the NPPF, which states that ‘Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.’ The rural economy element of the Policy is also in direct adherence to the NPPF Paragraph 28 through taking a positive approach to sustainable new development in order to promote a strong rural economy.

At this stage it is considered that the modified Policy approach remains compliant with the parameters of the NPPF. It is therefore considered that there are no reasonable alternative approaches to the Policy as modified that could be considered similarly compliant whilst being distinctly different to warrant assessment in this SA Addendum.

4.3.10.3 Assessment of Policy PP6

Effect	1	2	3	4	5	6	7	8
S/T	N/A	+	++	+	+	+	N/A	N/A
M/T	N/A	+	++	+	+	+	N/A	N/A
L/T	N/A	+	++	+	+	+	N/A	N/A

The 2017 SA Environmental Report highlighted that ‘the Policy directly adheres to economic objectives in both the safeguarding of employment land and ensuring sustainable development proposals for farm and other land based diversification schemes as per the qualifying criteria. This will have significant positive impacts on employment opportunities across the District and in both urban and rural areas. As a result of this, there will be significant secondary positive impacts in line with employment accessibility for new and existing residents / communities. The Policy’s flexibility in regard to non-employment uses will see positive impacts associated with the efficient use of land in accordance with ensuring sustainable development proposals that will lead to economic regeneration benefits to the site and/or area.’

Those modifications regarding the removal of criteria regarding farm and other land based diversification schemes, and proposals for re-use or redevelopment of rural buildings for employment purposes, slightly alter the above appraisal. These modifications however are not considered to alter the significant positive effects highlighted for Sustainability Objective 3



(economic strength). Previously significant positive effects highlighted for Sustainability Objective 4 (accessibility in regard to economic opportunities) are likely to be less significant for the Policy in isolation, in regard to the merits of geographic dispersal in both urban / rural areas, however can be considered significant cumulatively at the whole Plan level.

The modified Policy sets out further detail that proposals for non-employment uses on protected employment sites will only be permitted should they be demonstrably unsuitable or unviable for employment uses. Similarly, the alternative non-employment use must demonstrate that it could facilitate wider economic generation that outweigh the loss, or ease / resolve existing incompatible land uses. This can be expected to strengthen the positive effects identified for Sustainability Objective 2 (an efficient use of land / regeneration) and potentially ensure minor indirect positive effects on Sustainability Objective 6 (townscape) associated with regeneration.

4.3.10.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy PP6.

4.3.11 Policy PP7: Employment Allocations

4.3.11.1 What modifications have been proposed?

Modifications to the Policy are proposed in order to better reflect the available employment land in the district and the proposed changes to Policy PP6 set out above. This corresponds to the deletion of the submitted Policy, which has been re-drafted.

4.3.11.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that ‘alternatives to the individual site allocations for employment use within the Policy have been explored in more detail and on a site-by-site basis alongside the allocations within a separate section of this SA specific to land use allocations.’ At this stage, and relevant to the extent of the modifications proposed to the Policy, this remains the case. Appendix 2 of this SA Addendum considers the updated position regarding the Plan’s site allocations at this stage.

4.3.11.3 Assessment of Policy PP7

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	+	++	N/A	N/A	N/A	N/A
M/T	N/A	N/A	+	++	N/A	N/A	N/A	N/A
L/T	N/A	N/A	++	++	N/A	N/A	N/A	N/A

The 2017 SA Environmental Report highlighted that ‘the Plan’s allocations for employment development, and their general distribution across the District, will ensure significantly positive impacts on economic and transport related sustainability criteria. The inclusion of land within the Garden Community within the Plan area will ensure positive outcomes for new

communities and the extension and expansion of existing sites will ensure that the principle of sustainable development is already ensured. Despite this, impacts are limited in the short-medium term and strengthened in the long term in line with the expected delivery of the Garden Community. Through this approach the Council is ensuring sustainable growth in matching homes with jobs and assisting the delivery of a mix of employment opportunities beyond those that are more prevalent locally in the District. It should be noted that many of the employment sites within the Policy represent extensions and expansions of existing employment sites and this will lead to many significantly positive environmental, social, and economic sustainability impacts. Please note that individual and cumulative site impacts are considered in more detail and on a site-by-site basis elsewhere in this report.'

At the current stage, the Policy increases allocations to a total of 32ha of B2 and B8 uses, an uplift largely in response to planning permissions. It is not considered necessary to assess these sites against the site appraisal framework within this SA Addendum where planning permission has been granted, as the principle of sustainable development is already established.

New Policy criteria are introduced through the modifications that ally the Policy to the modified Policy PP6, in regard to applications for non-employment uses on protected employment land. This is considered a flexible position and positive effects are highlighted related to these modifications in the re-appraisal of Policy PP6. To this extent, and although differing allocations are contained within the submitted and modified iterations of Policy PP7, significant positive effects can be expected regarding Sustainability Objectives 3 (economic strength, in the long term associated with the Garden Community) and 4 (reducing the need to travel for employment purposes).

4.3.11.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy PP7.

4.3.12 Policy PP11: Holiday Parks

4.3.12.1 What modifications have been proposed?

Modifications to the Policy are proposed to strengthen the criteria that would apply to applications for redevelopment or change of use to residential on non-safeguarded holiday parks, given the latest evidence contained within the Council's Holiday and Residential park Impact Assessment which demonstrates their importance to the tourism economy.

4.3.12.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that no alternatives had been identified for this policy approach in line with the Policy's general adherence to the principles of sustainable development and the environmental protection objectives of the area. This is considered to remain the case, and no additional alternatives that are reasonable have been identified related to the Policy's modifications.

4.3.12.3 Assessment of Policy PP11

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	+	N/A	N/A	?	N/A	N/A
M/T	N/A	N/A	+	N/A	N/A	?	N/A	N/A
L/T	N/A	N/A	+	N/A	N/A	?	N/A	N/A

The 2017 SA Environmental Report stated that ‘the Policy recognises the importance of the promotion and ensuring the success of tourism within the District by setting out a Policy that safeguards and sets out the requirements of growth regarding holiday parks; the policy is suitably concerned with the impacts of such development by its nature and land requirements. There will be minor positive impacts on economic growth.’

At this current stage, the modifications can be considered to strengthen the protection of unsafeguarded holiday parks through additional criteria that would apply to redevelopment proposals or the change of use of caravans and chalets to permanent dwellings. In addition to the criteria of the Policy as submitted that regarded viability, such proposals will have to demonstrate that they do not harm existing or retained tourist accommodation and otherwise be habitable as permanent dwellings with no impact on local services, flooding, and wildlife.

The Policy does not specifically mention the Essex RAMS SPD, which includes detail on the mitigation required (and contributions towards it) regarding tourist accommodation and any net increase in dwellings from any such change of use. Similarly the policy does not contain any requirements regarding the need for an accompanying HRA/AA to be submitted alongside any such proposals or otherwise how Policy PPL4: Biodiversity and Geodiversity (as modified) will be applied. The Essex RAMS SPD sets out that any development that will result in the net increase in dwellings would be required to make a tariff based contribution towards mitigation at the Essex Coast. The Policy modifications, in including a criterion related to material harm to wildlife, touches on the requirements of the Essex RAMS SPD, however, is not explicit in this regard. Uncertain effects are highlighted for Sustainability Objective 6 (environmental assets) as a result.

4.3.12.4 Mitigation measures proposed to minimise identified effects

It is recommended that the Policy or supporting text includes detail on the mitigation required regarding any net increase in dwellings from a change of use from tourist accommodation to a permanent dwelling, in line with the Council’s adopted Essex Coast RAMS SPD. Similarly the policy does not contain any requirements regarding the need for an accompanying HRA/AA to be submitted alongside any such proposals or otherwise how Policy PPL4: Biodiversity and Geodiversity (as modified) will be applied. This is also recommended.

4.3.13 Policy PP13: The Rural Economy

4.3.13.1 What modifications are proposed?

The modifications to the Policy propose moving some criteria of submitted Policy PP6 to Policy PP13, as they are considered more closely related to employment-related

development in rural areas and are therefore better placed within this Policy.

4.3.13.2 Are there any new alternatives to consider?

Within the 2017 SA Environmental Report, an alternative approach was considered that explored the removal of the Policy, with relevant proposals being solely determined in accordance with the requirements of the NPPF. This alternative was rejected as outcomes can be considered less certain to respond to the specifics of the District's rural communities in a local context, should this alternative be adopted. It is considered that, related to the modifications specifically, there are no reasonable alternatives for exploration at this current stage.

4.3.13.3 Assessment of Policy PP13

Effect	1	2	3	4	5	6	7	8
S/T	N/A	+	++	+	N/A	0	N/A	N/A
M/T	N/A	+	++	+	N/A	0	N/A	N/A
L/T	N/A	+	++	+	N/A	0	N/A	N/A

The 2017 SA Environmental Report considered that the Policy (as submitted) would have a significant positive impact on the rural economy appropriate to the characteristics of existing rural areas. There will be additional minor positive impacts on the efficient use of land through re-use of existing redundant buildings and also in minimising travel for employment opportunities for rural communities.

The modifications proposed strengthen the approach of the Policy in isolation, although with acknowledgment that the content of submitted Policy PP6 would have applied whilst determining relevant proposals against the Plan as a whole. Nevertheless, the Policy as modified can be expected to ensure strengthened positive effects on Sustainability Objective 4 (minimising transport, associated with demonstrating acceptable impacts), and 'no impacts' on Sustainability Objective 6 (landscape and heritage, where applicable in the form of requirements that effects are mitigated).

4.3.13.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy PP13.

4.3.14 Policy PPL1: Development and Flood Risk

4.3.14.1 What modifications have been proposed?

Modifications to the Policy are proposed in regard to better reflecting national planning policy and Environment Agency advice in respect of the approach to development and flooding.

4.3.14.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that the Policy was in direct compliance with the NPPF regarding directing development to areas of lowest or no flood risk in the first instance and then suitably in line with the sequential test. As such there are no alternative approaches that could be seen as reasonable.

It is considered at this stage that the Policy has been modified to be in conformity with the objectives of the NPPF and Environment Agency advice. As such, it is considered that no alternatives can be identified as reasonable at this stage.

4.3.14.3 Assessment of the Plan's 'Strategy' and Policy PPL1

Effect	1	2	3	4	5	6	7	8
S/T	N/A	+	N/A	N/A	N/A	+	+	++
M/T	N/A	+	N/A	N/A	N/A	+	+	++
L/T	N/A	+	N/A	N/A	N/A	+	+	++

The 2017 SA Environmental Report considered at that stage that 'the Policy is in direct compliance with the NPPF regarding directing development to areas of lowest or no flood risk in the first instance and then suitably in line with the sequential test. This, by definition, also ensures the efficient use of land across the District. The Policy also includes the potential mitigation through green infrastructure, which is likely to improve biodiversity and contribute to the creation of off-site habitats to support internationally designated sites within the District.'

The proposed modifications omit some of the more specific mitigation criteria of the Policy as submitted, that may not be applicable to all development proposals, and includes additional criteria related to potential flood events occurring as a result of climate change. These criteria are applicable to submitted Flood Risk Assessments (FRAs), where relevant, which in turn can influence submitted proposals and assist in their determination. Additionally, the Policy states that 'all development classified as "More Vulnerable" or "Highly Vulnerable" within Flood Zone 2 and 3 should set finished floor levels 300mm above the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change.' This and the Policy's other modifications, strengthen the positive effects that can be considered for Sustainability Objective 8 (flood risk and climate change adaptation). Similarly, more positive effects can be considered regarding Sustainability Objective 7, in regard to sustainable design and construction.

4.3.14.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy PPL1.

4.3.15 Policy PPL4: Biodiversity and Geodiversity

4.3.15.1 What modifications have been proposed?

Modifications are proposed to the Policy in order to provide more detail on the need for Habitats Regulation Assessment and the role of the Essex Coast Recreational disturbance Avoidance Mitigation Strategy which has been formally adopted by the Council.

4.3.15.2 Are there any new alternatives to consider?

IN specific regard to the Policy modifications, no alternatives are deemed reasonable. The Essex Coast RAMS (and SPD) have both been adopted formally by the Council, and the need for both is established within the evidence base (the HRA/AA of the Local Plan) and within the adopted Section One Plan. Alternative mitigation approaches (to the payment of the Essex Coast RAMS tariff) are contained within the Essex Coast RAMS SPD.

4.3.15.3 Assessment of Policy PPL4

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
M/T	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
L/T	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

The 2017 SA Environmental Report stated that, ‘the Policy will have significant positive impacts on the protection of natural and environmental assets, specifically those related to biodiversity and designated sites. There will be no secondary or minor impacts associated with the single issue theme of the Policy; however it should be acknowledged that the Policy is compatible with the Plan’s other polices that seek to ensure positive economic and social outcomes.’

At this stage, the Essex Coast RAMS and the Essex Coast RAMS SPD (both adopted by the Council) ensures that the in-combination effects of housing growth can be mitigated. This enables growth to occur without the determination of a likely significant effect on the integrity of Habitats Sites in question, in regard to recreational disturbance. The modified Policy relates to these effects and the emergence of the RAMS however do not direct users of the Policy to the accompanying SPD, which sets out how mitigation can be secured of residential developments and the index-linked tariff. Nevertheless, the modifications ensure that effects can be mitigated, with reference to developer contributions, ensuring that significant positive effects regarding biodiversity can be ensured from the Policy as a whole.

4.3.15.4 Mitigation measures proposed to minimise identified effects

The Policy as modified does not direct users of the Policy to the accompanying Essex Coast RAMS SPD, which sets out how mitigation can be secured of residential developments and

the index-linked tariff. It is recommended that the Policy or the supporting text make reference to the Essex Coast RAMS SPD in this regard.

4.3.16 Policy PPL6: Strategic Green Gaps

4.3.16.1 What modifications have been proposed?

Modifications are proposed in order to simplify the Strategic Green Gaps policy and ensure that the policy wording better reflects the overarching aims of the designation.

4.3.16.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report explored the sustainability implications of an alternative approach, which was ‘a less prescriptive policy.’ The alternative was assessed as having similar impacts as the submitted Policy approach, albeit with less emphasis on landscape benefits due to ‘less restriction in regard to potential coalescence.’

At this current stage the modified Policy represents a hybrid of the submitted Policy and alternative Policy approaches, being both less prescriptive and including wording related to the prevention of coalescence. It is considered that any deviation from the Policy (as modified) that remains realistic, reasonable and in adherence to national policy would not be ‘distinctly different’ to warrant consideration as an alternative within this SA Addendum.

4.3.16.3 Assessment of Policy PPL6

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A
M/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A
L/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A

The 2017 SA Environmental Report stated that ‘there will be significant positive impacts associated with landscape through the Policy’s approach to ensuring Strategic Green Gaps. There will also be positive outcomes regarding biodiversity in the form of Green Infrastructure. There will also be minor secondary positive impacts regarding the sustaining of the rural economy, through the prescriptive approach of the Policy.’

At this current stage the Policy is proposed for modifications that align the Policy with other Policies of the Plan, aside from the sole function of the strategic green gaps: to retain separation and prevent coalescence of settlements. The submitted Policy added further criteria in regard to exceptions within strategic green gaps. These included green infrastructure provision, preserving the open setting, and where alternative land is not available outside the protected areas. Green infrastructure is a requirement of other Plan policy, as are landscape impacts. The effects of the modified policy can be seen to add further protection to the strategic green gaps through simplification.

4.3.16.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy PPL6.

4.3.17 Policy PPL7: Archaeology

4.3.17.1 What modifications have been proposed?

The modifications proposed for the Policy: ensure non-designated heritage assets are covered and make it clear that proposals will only be 'considered' rather than 'permitted' where accompanied by an appropriate desk-based archaeological assessment; strengthen the requirements of the policy in relation to archaeological assets; and ensure the policy reflects the significance of the schedule of monuments at risk and that the Council will support proposals that protect and enhance them.

4.3.17.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that no alternatives can be considered reasonable in so far as the Policy does not act as a barrier to development and adheres to the requirements of the NPPF and Historic England guidance in the prior investigation and excavation of below ground deposits where necessary. The modifications to the Policy strengthen the Council's stance in line with Historic England advice and as such, no alternative approaches, or deviations from the Policy as modified, are considered reasonable.

4.3.17.3 Assessment of Policy PPL7

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A
M/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A
L/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A

The 2017 SA Environmental Report stated that, 'there will be significant positive impacts associated with the historic environment through the policy approach of a desk-based archaeological assessment accompanying planning applications where necessary.'

The modifications strengthen the Council's approach to protecting and enhancing the below-ground historic environment and make clear the importance and role of desk-based assessments in the development management process. Significant positive impacts are highlighted for Sustainability Objective 6 as a result, covering a range of themes such as heritage and landscape. Minor positive effects regarding Sustainability Objective 3 (economic strength) may also be forthcoming through enhancements to scheduled monuments at risk, should such enhancement proposals be forthcoming and prove valuable for tourism opportunities.

4.3.17.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy PPL7.

4.3.18 Policy PPL8: Conservation Areas

4.3.18.1 What modifications have been proposed?

Modifications to the policy include ensuring: the policy refers appropriately to trees and properly reflects their importance to the special character and appearance of Conservation Areas; consistency with national policy; that the requirements of the National Planning Policy Framework are referred to and applied in cases where a proposal would cause harm to a Conservation Area; the policy reflects the significance of the schedule of Conservation Areas at risk and that the Council will support proposals that protect and enhance them; the Local Plan includes appropriate reference to registered parks and gardens and their setting; and the role of the Council is explained in working with community groups and other interested parties in the review and amendment to designated Conservation Areas.

4.3.18.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report stated that no alternatives can be considered reasonable in so far as the Policy does not act as a barrier to development and adheres to the requirements of the NPPF and Historic England guidance in the protection and enhancement of Conservation Areas. The modifications to the Policy strengthen the Council's stance in line with Historic England advice and as such, no alternative approaches, or deviations from the Policy as modified, are considered reasonable.

4.3.18.3 Assessment of Policy PPL8

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A
M/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A
L/T	N/A	N/A	+	N/A	N/A	++	N/A	N/A

The 2017 SA Environmental Report stated that, 'there will be significant positive impacts associated with the historic environment through the policy approach of new development within a designated Conservation Area, or which affects its setting, only being permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area.'

The modifications to the Policy strengthen the Council's approach to protecting and enhancing the Conservation Areas and make clear the importance of informed assessments to understand the significance of heritage assets in the development management process. Significant positive impacts are highlighted for Sustainability Objective 6 as a result, covering a range of themes such as heritage and landscape. Minor positive effects regarding Sustainability Objective 3 (economic strength) may also be forthcoming through

enhancements to Conservation Areas at risk, and Registered Parks and Gardens, should such enhancement proposals be forthcoming and prove valuable for tourism opportunities.

4.3.18.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy PPL8.

4.3.19 Policy PPL9: Listed Buildings

4.3.19.1 What modifications have been proposed?

The modifications proposed for the policy ensure that the contribution of a listed building’s setting to its significance is given proper consideration, as well as reflecting the significance of the schedule of listed buildings at risk. Further the modifications set out that the Council will support proposals that bring them into viable use.

4.3.19.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report set out that no alternatives were considered reasonable in so far as the Policy as submitted did not act as a barrier to development and adheres to the requirements of the NPPF and Historic England guidance in the protection and enhancement of Listed Buildings. In so far as the modifications at this stage strengthen the Council’s approach in line with more recent Historic England advice, and are further aligned to the NPPF, it is considered that there remain no reasonable alternatives for exploration related to the modifications.

4.3.19.3 Assessment of Policy PPL9

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
M/T	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
L/T	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

The 2017 SA Environmental Report stated that ‘there will be significant positive impacts associated with the historic environment through the policy approach of proposals for new development affecting a listed building or its setting only being permitted where they will protect its special architectural or historic interest, its character, appearance and fabric.’

The modifications serve to enhance the Policy in regard to the significance of assets, forming an important part of assessing harm in relevant supporting assessments to planning applications and also in determining appropriate development. The Policy is strengthened in its effects on Sustainability Objective 6 (historic environment and landscape) through new wording that sets out that the Council will support proposals that bring heritage assets into viable use.

4.3.19.4 Mitigation measures proposed to minimise identified effects



No mitigation measures are proposed to the Plan’s Policy PPL9.

4.3.20 Policy PPL10: Renewable Energy Generation

4.3.20.1 What modifications have been proposed?

Modifications to the Policy ensure a more robust response to climate change and the Council’s expectations around energy efficiency and energy generation in new development. Further, the modifications: introduce a requirement for ‘Renewable Energy Generation Plans’ to set out the measures to be incorporated in new development to maximise energy efficiency and the use of renewable energy; clarify the circumstances in which planning permission will be granted having considered the requirements of the modified policy; and clarify that the policy does not alter separate requirements under the building regulations.

4.3.20.2 Are there any new alternatives to consider?

The 2017 SA Environmental Report set out that the Policy actively ensures that criteria exist to support planning applications that seek to increase the supply of green energy, but that its need should not automatically override environmental protection and the planning concerns of local communities. With this in mind, the Policy approach is appropriate to the NPPF and acknowledges that different technologies have different impacts and the impacts can vary by place. For this reason, no alternative approaches were deemed reasonable for exploration within the District. This is considered to remain the case; no alternatives are identified that can be considered ‘reasonable’ i.e. realistic, deliverable, and sufficiently distinct from the submitted approach.

4.3.20.3 Assessment of Policy PPL10

Effect	1	2	3	4	5	6	7	8
S/T	N/A	N/A	N/A	N/A	N/A	?	++	N/A
M/T	N/A	N/A	N/A	N/A	N/A	?	++	N/A
L/T	N/A	N/A	N/A	N/A	N/A	?	++	N/A

The 2017 SA Environmental Report stated that ‘the Policy will have direct positive impacts on reducing contributions to climate change in line with an increased proportion of energy needs being met from renewable sources. Impacts are limited however where the Policy does not promote such generation, however it should be acknowledged that such integration is unlikely to be suitable in the District without proper consideration on a site-by-site and case-by-case basis. To this effect, the Policy could be expanded to consider the effects of biodiversity / wildlife designations, the historic environment and landscape as appropriate.’ This was included as a recommendation within that SA.

The modifications to the Policy actively seek renewable energy solutions as part of all development proposals and that they be designed to facilitate the retro-fitting of renewable energy installations, where viable. This and other Policy criteria apply to developments of one



dwelling and more, ensuring significantly positive impacts on Sustainability Objective 7 (reducing contributions to climate change) relevant to the Plan area. Uncertain impacts are still highlighted for Sustainability Objective 6 (regarding historic and environmental assets) where some renewable energy solutions may not be always be appropriate due to local characteristics, however other policies in the Plan cover such themes.

4.3.20.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy PPL10.

4.3.21 Policy SAMU1: Development at EDME Maltings, Mistley

4.3.21.1 What modifications have been proposed?

Modifications to the Policy reflect the fact that the Thorn Quay Warehouse site north of the High Street has already obtained planning permission for residential development independently from the property to the south and activity on site has commenced. Further modifications remove the specific requirements for 150 homes and 0.13 hectares of employment land to provide more flexibility for a suitable residential-led mixed-use scheme that properly takes into account the site’s constraints and its heritage assets.

4.3.21.2 Are there any new alternatives to consider?

Alternatives to the allocation for this site are explored in Appendix 1 of the 2017 SA Environmental Report.

4.3.21.3 Assessment of Policy SAMU1

The following table indicates the sustainability benefits and issues highlighted within the detailed re-appraisal of the site in Appendix 2. The site has been re-appraised due to a boundary change of the allocation, namely the removal of the Thorn Quay Warehouse site north of the High Street.

Summary of positive impact / benefits	Summary of issues to address in Policy SAMU1
Housing, accessibility, employment, public transport accessibility, access to education, open space, brownfield land.	Listed Building, Conservation Area, designated areas of the coastal environment.

The following table and corresponding commentary explores whether the site policy adequately addresses the above on-site concerns in light of the detailed re-appraisal of the site within Appendix 2.

Effect	1	2	3	4	5	6	7	8
S/T	++	++	++	++	++	++	0	0

Effect	1	2	3	4	5	6	7	8
M/T	++	++	++	++	++	++	0	0
L/T	++	++	++	++	++	++	0	0

The 2017 SA Environmental Report indicated that the Policy as submitted could be seen to sufficiently address the uncertain and negative impacts raised in the detailed appraisal of the site, specifically regarding the potential impact on the Conservation Area and nearby wildlife designations. The Policy also ensured that the positive impacts associated with the location of the site are maximised to offer sustainability benefits.

At this stage, modifications to the Policy reflect the change of boundary, with the removal of the Thorn Quay Warehouse site north of the High Street. This part of the site has planning permission for 45 dwellings. Further modifications include requirements for the development of the remainder of the previous allocation to deliver employment, recreation and leisure uses, ensuring further significant positive effects in regard to Sustainability Objective 5.

4.3.21.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy SAMU1.

4.3.22 Policy SAMU2: Development at Hartley Gardens, Clacton

4.3.22.1 What modifications have been proposed?

Modifications are proposed to the Policy that set out the Council's intention to produce a Supplementary Planning Document (SPD) to ensure a master-planned approach to the Hartley Gardens development. The Policy further highlights some of the constraints and opportunities that the SPD and future development will need to address.

4.3.22.2 Are there any new alternatives to consider?

Alternatives to the allocation for this site are explored in Appendix 1 of the 2017 SA Environmental Report.

4.3.22.3 Assessment of Policy SAMU2

The following table indicates the sustainability benefits and issues highlighted within the detailed re-appraisal of the site in Appendix 2. The site has been re-appraised due to a boundary change of the allocation, namely the exclusion of the Brook Park West development to the south east which is already well under construction. It also includes additional land to the north and west.

Summary of positive impact / benefits	Summary of issues to address in Policy SAMU2
Housing, regeneration, accessibility, employment, town centre vitality, sustainable transport, open space.	Listed Buildings, potential impact on Conservation Area, loss of greenfield land, fluvial flooding, surface water flooding, distance to schools.

The following table and corresponding commentary explores whether the site policy adequately addresses the above on-site concerns in light of the detailed re-appraisal of the site within Appendix 2.

Effect	1	2	3	4	5	6	7	8
S/T	++	++	++	++	++	++	0	++
M/T	++	++	++	++	++	++	0	++
L/T	++	++	++	++	++	++	0	++

The 2017 SA Environmental Report indicated that the Policy as submitted could be seen to sufficiently address the uncertain and negative impacts raised in the detailed appraisal of the site, surrounding the potential impact on Conservation Area, accessibility, fluvial flooding, and surface water flooding. The Policy also ensures that the positive impacts associated with the location of the site are maximised to offer sustainability benefits.

The modifications to the site boundary to include land to the north and west, and the Policy requirements, ensure that further benefits can be experienced in regard to ensuring a buffer to mitigate landscape (and historic environment) effects to the north as well as ensuring ecological sensitivity. This provides greater scope for ‘biodiversity net gain’ and appropriate transport routes within the site, which ensure additional positive effects regarding Sustainability Objective 6 (biodiversity and heritage). Further modifications elaborate on what can be expected to be covered in the forthcoming SPD regarding the site. These actively seek to address the site’s constraints in a way that enhances existing conditions and improves their accessibility for positive social gains, as well as ensuring necessary infrastructure provision both directly and through increasing the housing yield to meet necessary thresholds. The Policy modifications also seek to maximise the positive benefits of development in this broad location, as identified above in the ‘policy-off’ assessment of the site.

4.3.22.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy SAMU2.

4.3.23 Policy SAMU3: Development at Oakwood Park, Clacton

4.3.23.1 What modifications have been proposed?



Modifications to the Policy clarify the total capacity of the site and expectations around housing mix, as well as removing prescriptive land-take requirements. Further modifications: reflect the latest evidence of education requirements from Essex County Council; clarify expectations around the activities to be included in the proposed neighbourhood centre; ensure that development is planned to take into account and not prejudice the longer-term potential for development on adjoining land; and ensure development will protect and enhance the rural character of the bridleway that runs through the site.

4.3.23.2 Are there any new alternatives to consider?

Alternatives to the allocation for this site are explored in Appendix 1 of the 2017 SA Environmental Report.

4.3.23.3 Assessment of Policy SAMU3

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in the 2017 SA Environmental Report. The site boundary has not been amended to give rise to any additional or different effects that were highlighted in the submitted SA Environmental Report.

Summary of positive impact / benefits	Summary of issues to address in Policy SAMU3
Housing, accessibility, town centre vitality, regeneration, employment, sustainable transport, access to education, open space.	Listed Buildings, Potential impact on Conservation Area, designated areas of countryside, distance to schools.

The following table and corresponding commentary explores whether the site policy adequately addresses the above on-site concerns in light of the detailed appraisal of the site.

Effect	1	2	3	4	5	6	7	8
S/T	++	++	++	++	++	+	0	0
M/T	++	++	++	++	++	+	0	0
L/T	++	++	++	++	++	+	0	0

The 2017 SA Environmental Report set out that the Policy as submitted ‘can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site... surrounding accessibility, and landscape concerns. The Policy also ensures that the positive impacts associated with the location of the site are maximised to offer sustainability benefits. The assessment of the site... raises the possibility of negative impacts on the Conservation Area emanating from increased transport movements through the Conservation Area from the new community to the town centre for services and rail links. This can be considered an ‘off-site’ impact that any forthcoming development cannot be expected to have to mitigate and as



such the Policy is considered suitable and appropriate. Policy PP14 identifies Clacton Seafront Conservation Area as a Priority Area for Regeneration. It should also be noted that the Plan includes text that, ‘new Conservation Area Management Plans will be prepared in addition to updates to the existing Conservation Area Character Appraisals’ which should identify any pressures and issues from growth and seek solutions relevant to the Conservation Area ‘on-site’.

The modifications to the Policy increase the housing yield allocated for the site and set out the requirements for a new neighbourhood centre with local shops, services, and community facilities. This ensures that positive effects for Sustainability Objective 5 are strengthened. In regard to Sustainability Objectives 6 (historic and environmental assets), 7 (reducing contributions to climate change) and 8 (reducing climate change impacts), the Policy does not include any specific requirements. These objectives are considered more appropriate covered in thematic policies which have been modified at this stage to offer a strengthening of positive impacts applicable for all development proposals.

4.3.23.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy SAMU3.

4.3.24 Policy SAMU4: Development at Rouses Farm, Jaywick Lane, Clacton

4.3.24.1 What modifications have been proposed?

Modifications to the Policy reflect the fact that this site is the subject of a Planning Committee resolution to grant outline planning permission for a scheme of 950 homes in total, to be served by a two-form entry primary school (for which there is a draft s106 legal agreement to deliver either a new healthcare facility or a financial contribution towards primary healthcare depending on the preference of the NHS).

4.3.24.2 Are there any new alternatives to consider?

Alternatives to the allocation for this site are explored in Appendix 1 of the 2017 SA Environmental Report.

4.3.24.3 Assessment of Policy SAMU4

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site. The site boundary has not been amended to give rise to any additional or different effects that were highlighted in the detailed appraisal of the site.

Summary of positive impact / benefits	Summary of issues to address in Policy SAMU1
Housing, regeneration, town centre vitality, employment, access to education.	Access to strategic roads, loss of open space, Listed Buildings, potential impact on Conservation Area, designated areas of countryside (landscape), loss of greenfield



Summary of positive impact / benefits	Summary of issues to address in Policy SAMU1
	land, school capacities.

The following table and corresponding commentary explores whether the site policy adequately addresses the above on-site concerns in light of the detailed appraisal of the site.

Effect	1	2	3	4	5	6	7	8
S/T	++	++	++	++	++	++	0	0
M/T	++	++	++	++	++	++	0	0
L/T	++	++	++	++	++	++	0	0

The 2017 SA Environmental Report set out that the Policy as submitted could be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site, surrounding access to strategic roads, loss of open space, potential impact on the Conservation Area, and impacts on designated areas of countryside. The Policy was also considered to ensure that the positive impacts associated with the location of the site are maximised to offer sustainability benefits.

The modifications to the Policy increase the yield of the site to 950 dwellings from a previous quantum of 'at least 850.' The modifications also do not commit to the delivery of a new (primary) healthcare facility on site, instead leaving open the possibility of either new infrastructure provision or financial contributions towards the delivery of healthcare capacity in the wider West Clacton area. There is considered to be no amendment required to the assessment of the Policy in regard to the relevant Sustainability Objective 5, in so far as such decisions are more appropriately made by the NHS rather than the LPA.

4.3.24.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan's Policy SAMU4.

4.3.25 Policy SAMU5: Development South of Thorpe Road, Weeley

4.3.25.1 What modifications are proposed?

Modifications to the Policy ensure bridleway infrastructure is, where necessary, enhanced and to reflect the fact that the site is now the subject of outline planning permission for which a multi-user bridge has been discovered to be necessary.

4.3.25.2 Are there any new alternatives to consider?

Alternatives to the allocation for this site are explored in Appendix 1 of the 2017 SA Environmental Report.

4.3.25.3 Assessment of Policy SAMU5

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in the 2017 SA Environmental Report. The site boundary has not been amended to give rise to any additional or different effects that were highlighted in the submitted SA Environmental Report. The site appraisal is not included within this SA Addendum to reflect the position that outline planning permission has been granted for the site. This is a consistent approach to similar sites with planning permission within this Addendum.

Summary of positive impact / benefits	Summary of issues to address in Policy SAMU5
Housing, sustainable travel, employment, accessibility, regeneration.	Listed Buildings, access to secondary school, greenfield / landscape, distance to schools and GP, fluvial flood risk.

The following table and corresponding commentary explores whether the site policy adequately addresses the above on-site concerns in light of the detailed appraisal of the site within the 2017 SA Environmental Report.

Effect	1	2	3	4	5	6	7	8
S/T	++	++	++	++	+	++	0	0
M/T	++	++	++	++	+	++	0	0
L/T	++	++	++	++	+	++	0	0

The 2017 SA Environmental Report considered that the Policy as submitted could be seen to sufficiently address the negative impact raised in the appraisal of the site, surrounding access to secondary schools. The Policy will have positive implication in this regard however, through the reiteration of a requirement of a financial contribution to early years and childcare, primary and secondary education provision. The Policy also ensures that the positive impacts associated with the location of the site are maximised to offer sustainability benefits.

The modifications to the Policy reflect the fact that the site has outline planning permission yet modifies criteria that would be applicable for the reserved matters application. These include the provision of a multi-user bridge over the railway line, as well as wider bridleway infrastructure. The Policy as modified can be expected to offer a strengthening of effects highlighted for Sustainability Objective 4 (minimising transport) as a result, as well as Sustainability Objective 5 (health) albeit indirectly.

4.3.25.4 Mitigation measures proposed to minimise identified effects

No mitigation measures are proposed to the Plan’s Policy SAMU5.

5. Cumulative, Synergistic, Temporal and Transboundary Effects

5.1 Introduction

As set out earlier in this Addendum, relationships between different elements of the Local Plan are required to be assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together. Cumulative effects respond to impacts occurring directly from two different elements together, and synergistic effects are those that offer a strengthening or worsening of more than one element of the Plan that is greater than any individual impact.

As well as the Main Modifications that insert new information or policy requirements to the Local Plan, the cumulative and synergistic effects identified within the 2017 SA Environmental Report will need re-appraisal and amendment due to the deletion of a number of Policies to the Plan. These policies respond to the deletion of a number of site allocations, namely:

- Policy SAH3: Development at Robinson Road, Brightlingsea
- Policy SAE2: Land South of Long Road, Mistley
- Policy SAE3: Lanswood Park, Elmstead Market
- Policy SAE4: Mercedes Site, Bathside Bay
- Policy SAE5: Development at Mistley Port
- Policy SAE6: Development at Mistley Marine
- Policy SAE7: Stanton Europark

5.2 Cumulative, Synergistic & Temporal Effects of the Policy Modifications

5.2.1 Policy Appraisals - Environmental Effects

The 2017 SA Environment stated that ‘the Plan’s Protected Places Policies will ensure significant positive impacts on their primary aim: to protect and enhance natural, historic and environmental assets. This in turn will also see cumulative positive impacts on the conservation and enhancement of natural resources and the reduction of climate change impacts. Despite there not being a wealth of direct positive impacts from individual policies, in accumulation they will amount to positive secondary cumulative impacts on ensuring development is located sustainably and also assists in the harnessing of the District’s economic strengths; as a largely rural District with a significant tourism sector associated with the natural environment, its protection and enhancement is likely to ensure a District that is increasingly more attractive to visitors and also the offer of tourist related facilities for new and existing communities.’

The modifications to the Plan at this stage introduce the requirement for the in-combination effects of Plan level growth to be mitigated through the implementation and adoption of the Essex Coast RAMS and the Essex Coast RAMS SPD. These effects enable growth and determine that it will have no likely effect on the integrity of Habitats Sites. Modifications to the Plan's policies set out the requirements of developer contributions to pay for this mitigation applicable to all net new dwellings developed in the District. To this extent effects on Habitats Sites can be considered cumulatively 'neutral' and positive in regard to protection objectives.

The modifications to the Plan will ensure significantly positive benefits associated with reducing contributions to climate change, notably that related to Policy PPL10: Renewable Energy Generation. The modifications to the Policy ensure that for residential development proposals involving the creation of one or more dwellings, the Council will expect detailed planning applications to be accompanied by a 'Renewable Energy Generation Plan' (REPG) setting out the measures that will be incorporated into the design, layout and construction aimed at maximising energy efficiency and the use of renewable energy. Similarly, the exploration of renewable energy solutions are sought from all residential development proposals regardless of scale and subject to viability considerations. Cumulatively, the impacts could be significant of future growth, including many of the Plan's allocations.

5.2.2 Policy Appraisals - Social Effects

The 2017 SA Environmental Report stated that 'the Plan's Healthy Places policies can be seen to have no cumulative impacts on any of the Sustainability Objectives to which the policies are not directly related; however there will be significant positive cumulative impacts associated with the principle focus of these policies, that being building communities with better social outcomes related to health. There can also be expected to be additional positive impacts on the enhancement of biodiversity through multi-purpose Green Infrastructure provision in accumulation with quality standards for Natural and Semi-Natural Greenspace, Green Corridors and general park and garden amenity space. Although there are likely to be pressures between human use and biodiversity interest on individual sites, there can still be expected to be positive outcomes for biodiversity cumulatively through the integration of a multitude of recreation and non-recreation based open space provision throughout the Plan area.

'The Plan's Living Places Policies can be seen to have significant positive impacts on both housing delivery, including housing of a range of types and tenures to meet identified needs, and development that represents an efficient use of land by way of accessibility and ensuring suitable densities. Cumulatively, these Policies strongly adhere to the provision of inclusive housing that importantly meets the needs of existing communities and also those of new communities. This will also ensure that cumulative and synergistic positive impacts will also be realised in building strong communities with better social outcomes, but also through significant infrastructure delivery required for new development that will benefit wider and existing communities. Minor cumulative positive impacts will also be realised regarding aspirations to minimise transport growth through the general focus of the Plan's housing allocations and the locational criteria for future housing proposals. There will be no cumulative impacts regarding the protection of natural, historic, and environmental assets

and also reducing climate change impacts where these objectives are more relevant to individual protection objectives on a site-by-site basis. No impacts have also been assessed regarding economic and employment growth through the general scope and purpose of the policies.

‘The Connected Places Policies will have significant positive cumulative impacts on the primary aspirations of the Policies: that being ensuring accessibility and public transport opportunities and uptake are maximised from new development, and also ensuring economic and business growth in the District. These impacts will then have a synergistic positive impact on reducing transport emissions. There will be no significant impacts on other Sustainability Objectives in so far as the Policies’ individual impacts regarding healthy lifestyles and protecting landscape are largely indirect, unrelated to each other and will be realised through individual schemes.’

At this stage, the Plan’s modifications are not considered to alter the social cumulative effects identified in the 2017 SA Environmental Report.

5.2.3 Policy Appraisals - Economic Effects

The 2017 SA Environmental Report stated that, ‘the Plan’s Prosperous Places Policies will have significant cumulative impacts on the economy and employment growth across a range of sectors as per the general focus of such policies. In addition there will also be a cumulative strengthening of ensuring that development makes an efficient use of land by being focused sustainably and assimilated in areas that will support the regeneration of identified areas. Development will also be restricted where there could be cumulative negative impacts on existing settlements and employment areas. There will also be cumulative positive impacts on minimising the need to travel and the general locational requirements of the policies and allocations for different types of employment development suitable for different parts of the District. As a result of this, the policies and allocations within the Prosperous Places Policies will ensure that development is located in reflection of and in response to skills within the District, notably those of urban and rural areas. This will see significant secondary cumulative impacts on improving skills commensurate to the demographics of different areas.’

At this stage, the Plan’s modifications do not alter the approach of the Plan in allocating Strategic Mixed Use Allocations in the first instance to meet the majority of the Plan’s housing and employment needs in standalone locations. This offers significant cumulative effects on various elements of sustainability: social effects associated with creating future communities that are broadly self-sustainable; economic effects by ensuring that new employment land provision can be plan-led and factored into site masterplans; and also environmental effects, in minimising the need to travel for employment opportunities. The location of the Strategic Mixed Use Allocations in proximity to existing settlements ‘high up’ the settlement hierarchy ensures that existing public transport links can be utilised and similarly enables an attractive environment for employment providers.

5.3 Cumulative & Synergistic Effects of the Site Allocations

This section explores the secondary, cumulative, and synergistic impacts of the Plan's Site Allocations. It explores:

- The Tending / Colchester Borders Garden Community;
- The Plan's Strategic Mixed Use, Housing and Employment allocations; and
- The plan's non-strategic (medium sized) site allocations.

For the purposes of identifying the secondary, cumulative, and synergistic impacts, the sites have been looked at on a thematic basis relating to the Sustainability Objective topics. In addition, impacts per broad area are also identified within the commentary. At this stage, the Plan's modifications, notably the removal of some sites for allocation, amend the below assessment as it was presented in the 2017 SA Environmental Report.

5.3.1 Sustainability Objective 1: To provide decent and affordable homes for

The Plan's allocations can be seen to be suitably distributed throughout the plan area, in accordance with Policy LP1: Housing Supply and the Spatial Strategies of both Sections One and Two, to deliver housing needs to both existing and also future communities. Housing growth is focused on the District's main settlements in Section Two, with the highest existing populations, offering significant positive benefits in these areas particularly regarding affordable housing delivery. The Plan's preference for a number of Strategic Mixed Use developments, particularly within the Clacton area, enables growth to develop in line with the social and economic sustainability objectives to deliver a suitable mix of types and tenures in broadly the most sustainable locations. In the long term, the development of the Garden Community will ensure similar aspirations elsewhere in the District without putting pressure on existing communities in regard to integration and social inclusion.

5.3.2 Sustainability Objective 2: To ensure that development is located sustainably and makes efficient use of land

The Garden Community at Tending / Colchester Borders (assessed in Section One) will have significantly positive impacts associated with the provision of new infrastructure in line with the scale proposed. These impacts are strengthened in further consideration of such infrastructure provision in the broad location within the District, which can serve the existing and wider rural communities in an accessible location. Section Two of the Plan focuses on the allocation of a number of Strategic Mixed Use and housing sites in few locations commensurate to the Settlement Hierarchy. This gives rise to a number of positive impacts in regard to the sustainable use of land; particularly where policies exist that ensure the provision of employment, education, and community facilities. Specifically in Clacton the allocation of sites for strategic development will significant positive impacts in regard to infrastructure provision, and employment provision. The majority of the Plan's housing allocations across the Plan area can be seen to have positive impacts regarding the re-use of previously developed land in accessible locations and in close proximity to service centres / the settlement hierarchy. This approach is preferable in sustainability terms to the allocation

of a larger number of smaller sites on a more piecemeal basis. This not only represents a sustainable and efficient use of land but also ensures positive impacts on the quality of the townscape, particularly in accordance with the Plan's site specific policies that ensure masterplanning (and / or SPDs to be progressed), and also the specific thematic policy content relevant to design and amenity.

5.3.3 Sustainability Objective 3: Harness the District's economic strengths

The Plan's allocated Garden Community (Section One) and Strategic Mixed Use development allocations will ensure positive effects regarding access to a range of employment opportunities in walking or otherwise commuting distance. This ensures that homes are supported by employment opportunities, a key tenet of social and economic sustainability. The Plan's strategic employment allocations cumulatively ensure that a range of new employment opportunities will be forthcoming throughout the Plan area, within a range of sectors. These policies also seek to safeguard port and tourism related employment, where possible and relevant to / in accordance with the presumption of sustainable development. The main focus of growth in Strategic Urban Settlements, Smaller Urban Settlements and Rural Service Centres can be expected to have significant positive impacts on the vitality and viability of the Plan's town and service centres, with the aspiration that increased growth will stimulate improvements and investment. These positive impacts, particularly in the Clacton area are considered significant in importance.

5.3.4 Sustainability Objective 4: Minimise transport growth whilst capturing the economic benefits of international gateways

Through the Garden Community (Section One) and the Section Two strategic allocations, there is a focus on dispersing growth to those areas with existing strategic transport links (A-roads, B-roads, and rail links) in the plan area. Positive transport impacts have been assessed in response to direct or nearby access to strategic roads in the District and minor positive impacts have been assessed as relevant for those Preferred Options that have direct access to the District's B-Roads. In addition, positive impacts are likely to occur regarding sustainable transport uptake; however it should be acknowledged that the cumulative impact on the transport infrastructure around Clacton and Weeley may require further investigation through masterplanning of the SAMU allocations, particularly regarding the A133 / Colchester Road as the main strategic road into and out of Clacton. This is also considered the case surrounding the Plan's allocations in Dovercourt.

5.3.5 Sustainability Objective 5: To build stronger more resilient sustainable communities with better education and social outcomes

There will be positive individual and cumulative impacts regarding social infrastructure provision arising from the Garden Community (Section One) and Strategic Mixed Use development allocations, which will deliver secondary and primary education facilities respectively as well as maximising the possibility for new healthcare facilities to be provided. This responds to the level of provision that can be expected from each allocation's dwelling yield and policy requirements; ensuring that thresholds are met for new school provision.

Regarding wider infrastructure, these allocations (and related policies) ensure significant improvements in green infrastructure, open space provision and supporting new healthcare provision subject to verification and further discussions with the NHS. In line with this, the delivery of the SAMUs can ensure the significant long-term improvement in infrastructure to support the plan's non-strategic site allocations which cumulatively could be expected to give rise to issues surrounding existing infrastructure capacities; this is in response to the possibility of allocations to create individual and cumulative primary school capacity issues. The preferred sites within the Frinton, Walton, Kirby-le-Soken and Kirby Cross area are likely to have cumulative negative impacts on primary school capacity however additionally the cumulative numbers of Local Plan allocations and existing permissions are likely to ensure that the threshold for the expansion of primary capacity can be met. Overall however, minor positive impacts are highlighted for the Plan's allocations.

5.3.6 Sustainability Objective 6: Protect and enhance natural, historic, and environmental assets

It is possible that the scale of growth within Clacton could affect the Conservation Area, representing as it does the town's historic core and focus for town centre services. It is also in close proximity to rail links and other transport interchanges. Despite this, Clacton is an identified regeneration area and inward investment in the town and the resultant improvements to the vitality and viability of the centre can contribute to ensuring that the Conservation Area is enhanced. The scale and location of growth at both the strategic and non-strategic within the Plan area and wider North Essex Authorities area is likely to create some degree of cumulative pressure on international designations associated with coastal and estuarine locations within Tendring. The emergence and adoption by the Council of the Essex Coast RAMS (and accompanying SPD) ensures that there is not predicted to be an adverse effect on the integrity of Habitats Sites in and around the District from recreational disturbance in-combination with other plans and projects.

It is inevitable, giving the amount of agricultural land within the District that there would be losses associated with growth that requires the development of Greenfield land. Nevertheless, it is not considered that this loss is significant at the locations allocated. The Plan seeks to allocate brownfield sites within the first instance, with losses of agricultural land only associated with strategic allocations. The Strategic sites are predominantly within Grade 3 ALC (good-moderate), with the exception of Rouses Farm which is in Grade 2 ALC (very good). It should be noted that significant areas of Grade 1 (Excellent) and 2 ALC exist within the District, and with that in mind, the allocations represent an avoidance of the best and most versatile land through the majority of the allocations. Regarding landscape, the SAMU allocation at Rouses Farm has been assessed as having a negative impact on landscape, due to potential coalescence with Jaywick, however the proposal has outline planning permission and mitigation is sought within the relevant SAMU policy for the reserved matters application. Historic assets are largely protected through policy and the supporting text of the Plan, and there are not considered to be any cumulative impacts on any one asset as a result of the Plan's allocations.

5.3.7 Sustainability Objective 7: Reduce contributions to climate change

In reflection of the cumulative concerns associated with transport in Clacton, there can be expected to be some level of deterioration in air quality associated with development at the cumulative scale proposed surrounding the A133 / Colchester Road. Despite this, the majority of development is not directly located on this road and any forthcoming masterplanning can ensure that such impacts are suitably mitigated. It should additionally be acknowledged that the SAMU allocations around Clacton are within peripheral locations that benefit from access to strategic roads, or otherwise link roads are proposed, and this alleviates any possible air quality deterioration within the town centre, due both to the town centre effectively being bypassed for movements in and out of Clacton and also in line with short trips being in walking / cycling distance and utilising existing public transport links.

More holistically, the Plan's policy modifications will ensure cumulative positive effects in regard to both ensuring energy efficiency in new development, and also the integration of renewable energy solutions. This, alongside a focus of growth in accordance with the settlement hierarchy, will seek to in some part mitigate the increase in building and transport emissions associated with growth at the level set out in the Local Plan.

5.3.8 Sustainability Objective 8: To conserve and enhance natural resources and reduce climate change impacts

It has been assessed that there will be no cumulative impacts regarding flood risk associated with the Plan's allocations, in line with findings of the Sequential Testing of sites forming part of the Plan's evidence base. In addition, policy exists to ensure that SuDS be integrated into new schemes, which can have secondary positive impacts on biodiversity. Despite this, a number of the strategic allocations have some element of flood risk on site. The Oakland and Rouses Farm SAMUs have no significant fluvial flood risk, and in the case of Oakland Park SAMU, only small areas of high risk from surface water flooding; however again these can be factored into any proposal of this scale. The Hartley Gardens SAMU has more significant fluvial and surface water flood risk, and these will also have to be factored into any masterplan. Regarding water quality, the Appropriate Assessment concludes the following, 'the measures provided in the Section 2 Local Plan will (also) provide sufficient certainty that the overall strategic growth proposed in North Essex as part of the Section 1 for Local Plans will not result in significant adverse effects on the Stour and Orwell Estuaries SPA/Ramsar, Colne Estuary SPA/Ramsar, or Essex Estuaries SAC as a result of changes in water quality.' Regarding sewerage capacity, the Plan states that, 'major new developments may require upgrades to existing sewage treatment works, known as Water Recycling Centres, which may be funded by Anglian Water. Such works will need to be planned and funded through Anglian Water's 5-year business plans and approved by the regulator (OFWAT).' Policy PPL5 states that, 'proposals for development must demonstrate that adequate provision exists, or can be made available, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).' In response to this, uncertain impacts must be highlighted for the Plan's site allocations individually (in regard to those strategic allocations) and cumulatively.

5.4 Transboundary Effects

Transboundary effects are those that can be felt outside the Plan area and off-site from individual operations. In undertaking the SA for the Section Two Local Plan, and in consideration of all available evidence, the principal area where transboundary effects are identified as possible, is the findings of the Habitats Regulations Assessment / Appropriate Assessment (HRA/AA). The HRA work has identified that ‘in-combination’ or cumulative effects cannot be ruled out on Habitats Sites as a result of growth across Essex within the Zones of Influence (ZOIs) for recreational disturbance i.e. people visiting the coast where the Habitats Sites are located. The Essex Coast RAMS and its accompanying SPD have both been adopted by the Council since the Local Plan was submitted in 2017 however, and modifications to the Local Plan alert users of the Plan to these requirements.

Nevertheless, the potential for negative effects associated with biodiversity / Habitats Sites are therefore considered to arise from the Local Plan, and it should be noted that none specifically are identified, nor is there anticipated to be any worsening of these effects, as a result of the proposed modifications to the Local Plan.

6. Conclusions

6.1 'Whole Plan' Sustainability

The conclusions of this SA are outlined within the following sub-headings, each of which corresponds to a thematic Sustainability Objective. The conclusions are drawn from an analysis of the individual policy appraisals within both the 2017 SA Environmental Report (where unchanged) and the appraisal of the Main Modifications in this Addendum. Effects also take into consideration the cumulative, synergistic, and temporal assessment work updated in this SA Addendum.

6.1.1 Sustainability Objective 1: To provide decent and affordable homes for all

Significant Positive Effects

The 2017 SA Environmental Report stated that, 'the Plan's Living Places Policies can be seen to have significant positive impacts on both housing delivery, including housing of a range of types and tenures to meet identified needs, and development that represents an efficient use of land by way of accessibility and ensuring suitable densities.

Housing growth is focused on the District's main settlements in Section Two, in accordance with the Spatial Strategies of both Sections One and Two. This focuses growth proportionately to the settlements within the settlement hierarchy with the highest existing populations, offering significant positive benefits in these areas particularly regarding affordable housing delivery.'

The Plan's Modifications reflect the needs required from a new base date of April 2020 and include the latest housing trajectory contained within the Council's 2020 Strategic Housing Land Availability Assessment (SHLAA). This results in a need for fewer site allocations to be included within the Plan, corresponding to the previous allocations (and other commitments) that have either already been built, are under construction or have obtained planning permission. Others are proposed to be deleted from the Local Plan as they are no longer considered to be developable in the plan period to 2033.

The Plan in total allocates land within the plan period for an indicative total of 8,907 homes as set out in the modified Table LP2: Local Plan Housing Allocations; flexibility above the minimum requirement of 7,362 homes to meet OAN. The completion of the latter phases of many of the site allocations are also projected beyond the plan period of 2032/33, meaning that a 15 year supply can also be identified from the April 2020 base date.

To this extent, the Plan as modified can still be considered to have significantly positive effects on Sustainability Objective 1. When considering the Plan's allocations, a suitable mix of type and tenure can be confidently predicted throughout the Plan period through the Plan's allocation policies that make such requirements.

6.1.2 Sustainability Objective 2: To ensure that development is located sustainably and makes efficient use of land

Significant Positive Effects

The 2017 SA Environmental Report stated that, ‘the Plan’s policies seek to effectively deliver housing in line with the Settlement Hierarchy; primarily to Strategic Urban Settlements, Smaller Urban Settlements and Rural Service Centres. These locations have existing services, jobs, and public transport infrastructure.

The Plan’s preference for a number of Strategic Mixed Use developments in line with the above, particularly within the Clacton area, enables growth to develop in line with the social and economic sustainability objectives to deliver a suitable mix of types and tenures in sustainable locations. In the long term, the development of the Garden Community will ensure similar aspirations elsewhere in the District.

The Garden Community at Tending / Colchester Borders (assessed in Section One) will have significantly positive impacts associated with the provision of new infrastructure in line with the scale proposed. These impacts are strengthened in further consideration of such infrastructure provision in the broad location within the District, which can serve the existing and wider rural communities in an accessible location. Section Two of the Plan focuses on the allocation of a number of Strategic Mixed Use and Housing sites in few locations commensurate to the Settlement Hierarchy. This gives rise to a number of positive impacts in regard to the sustainable use of land.

The majority of the Plan’s housing allocations across the Plan area can be seen to have significantly positive impacts regarding the re-use of previously developed land in accessible locations and in close proximity to the service centre. This approach is preferable in sustainability terms to the allocation of a larger number of smaller sites on a more piecemeal basis. This not only represents a sustainable and efficient use of land but also ensures positive impacts on the quality of the townscape and landscape, particularly in accordance with the Plan’s site specific policies that ensure masterplanning, and also the specific thematic policy content relevant to design and amenity.’

The modifications to the Plan at this stage do not alter the position and effects highlighted in the 2017 SA Environmental Report above. The Plan’s site allocations are considered in support of the Plan’s settlement hierarchy and direct growth to existing settlements. In further support of the objective to ensure an efficient use of land, growth is allocated predominantly in strategic locations that are of a dwelling quantum to either trigger infrastructure requirements on site, or are otherwise subject to infrastructure requirements through Plan policy. This is also the case for the provision of employment land. Significant positive effects are therefore considered regarding Sustainability Objective 2.

6.1.3 Sustainability Objective 3: Harness the District's economic strengths

Significant Positive Effects

The 2017 SA Environmental Report stated that, 'The Plan's Prosperous Places Policies will have significant positive cumulative impacts on the economy and employment growth across a range of sectors as per the general focus of such policies. In addition there will also be a cumulative strengthening of ensuring that development makes an efficient use of land by being focused sustainably and assimilated in areas that will support the regeneration of identified areas.

There will also be significant positive cumulative impacts on minimising the need to travel and the general locational requirements of the policies and allocations for different types of employment development suitable for different parts of the District. As a result of this, the policies and allocations within the Prosperous Places Policies will ensure that development is located in reflection of and in response to skills within the District, notably those of urban and rural areas.

The Plan's allocated Garden Community (Section One) and Strategic Mixed Use development allocations will ensure positive effects regarding access to a range of employment opportunities in commuting distance. This ensures that homes are supported by employment opportunities, a key tenet of social and economic sustainability.

The Plan's strategic mixed use and employment allocations cumulatively ensure that a range of new employment opportunities will be forthcoming throughout the Plan area, across a range of sectors. The Plan also seeks to safeguard port related development.

The main focus of growth in Strategic Urban Settlements, Smaller Urban Settlements and the Rural Service Centre of Weeley can be expected to have significant positive impacts on the vitality and viability of the Plan's town centres, with the aspiration that increased growth will stimulate improvements and investment.'

The modifications to the Plan at this stage do not alter the position and effects highlighted in the 2017 SA Environmental Report above. Significant positive effects are therefore considered regarding Sustainability Objective 3.

6.1.4 Sustainability Objective 4: Minimise transport growth whilst capturing the economic benefits of international gateways

Positive Effects

The 2017 SA Environmental Report stated that, 'positive impacts will be realised regarding aspirations to minimise transport growth through the general focus of the Plan's housing allocations to existing towns and the locational criteria for future housing proposals.

The Connected Places Policies will have significant positive cumulative impacts on the

primary aspirations of the Policies: that being ensuring accessibility and public transport opportunities and uptake are maximised from new development, and also ensuring economic and business growth in the District. These impacts will then have a synergistic positive impact on reducing transport emissions.

Through the Garden Community (Section One) and the Section Two strategic allocations, there is a focus on dispersing growth to those areas with existing strategic transport links (A-roads, B-roads, and rail links) in the plan area.

In addition, positive impacts are likely to occur regarding sustainable transport uptake; however it should be acknowledged that there are uncertain cumulative impacts on the transport infrastructure around Clacton and Weeley may require further investigation through masterplanning of the SAMU allocations, particularly regarding the A133 / Colchester Road as the main strategic road into and out of Clacton. Similar uncertain impacts are considered relevant to highlight case surrounding the cumulative impact of the Plan's allocations in Dovercourt.'

The modifications to the Plan at this stage do not alter the position and effects highlighted in the 2017 SA Environmental Report above. Positive effects are therefore considered regarding Sustainability Objective 4.

6.1.5 Sustainability Objective 5: To build stronger more resilient sustainable communities with better education and social outcomes

Positive Effects

The 2017 SA Environmental Report stated that, 'the Plan's Section Two Strategic Policies, Vision and Objectives will ensure significant positive cumulative impacts on social and economic criteria, largely related to ensuring housing and employment needs are met whilst simultaneously ensuring that new development is located in sustainable locations with wider benefits for new and existing communities through new infrastructure delivery.

There will be significant positive individual and cumulative impacts regarding social infrastructure provision arising from the Garden Community (Section One) and Strategic Mixed Use development allocations, which will deliver secondary and primary education facilities respectively as well as ensuring the availability of land for healthcare facilities.

The preferred sites within the Frinton, Walton, Kirby-le-Soken and Kirby Cross area are likely to have cumulative negative impacts on primary school capacity however additionally the cumulative numbers of Local Plan allocations and existing permissions are likely to ensure that the threshold for the expansion of primary capacity can be met. This is also the case for the allocations within the Mistley / Manningtree area in accumulation with existing permissions. Despite this, the Plan's policy content seeks contributions in each instance of significant new development, and generally, to seek to address these impacts. For this reason, uncertain impacts are highlighted overall existing regarding school capacities.'

The modifications to the Plan at this stage do not alter the position and effects highlighted in

the 2017 SA Environmental Report above. Significant positive effects are therefore considered regarding Sustainability Objective 5.

6.1.6 Sustainability Objective 6: Protect and enhance natural, historic, and environmental assets

Neutral / Positive Effects

The 2017 SA Environmental Report stated that, 'The high level elements of the Plan suitably aim that natural, historic and environmental assets are protected and enhanced.

The findings of the Appropriate Assessment (AA) (2017), regarding recreational pressures associated with the increase in growth across the wider North Essex Authorities area concludes that 'providing that the North Essex Authorities continue to collaborate and prepare the necessary Recreation Avoidance and Mitigation Strategies (RAMS) ... in close consultation with Natural England, and the RAMS are ready for implementation prior to adoption of the Section 1 and Section 2 Local Plans, the Strategic Section 1 Local Plans is not predicted to result in adverse effects on the integrity of the Stour and Orwell Estuaries SPA/Ramsar, Hamford Water SPA/Ramsar, Essex Estuaries SAC, Colne Estuary SPA/Ramsar, or Blackwater Estuary SPA/Ramsar, either alone or in-combination with other plans and projects as a result of recreation.' This includes the whole Tending District Local Plan

There can also be expected to be additional positive impacts on the enhancement of biodiversity through multi-purpose Green Infrastructure provision in accumulation with quality standards for Natural and Semi-Natural Greenspace, Green Corridors and general park and garden amenity space. Although there are likely to be pressures between human use and biodiversity interest on individual sites, there can still be expected to be positive outcomes for biodiversity cumulatively through the integration of a multitude of recreation and non-recreation based open space provision throughout the Plan area.

It is possible that the scale of growth within Clacton could affect the Conservation Area, representing as it does the town's historic core and focus for town centre services, although uncertain impacts are raised at this time in advance of any newly commissioned Conservation Area Management Plans in addition to updates to the existing Conservation Area Character Appraisals.

It is inevitable, giving the amount of agricultural land within the District that there would be losses associated with growth that requires the development of Greenfield land, and this will lead to negative impacts. Nevertheless, it is not considered that this loss is significant at the locations allocated, especially in light of the reasonable alternatives considered.

Regarding landscape, the SAMU allocation at Rouses Farm has been assessed as having a negative impact on landscape due to coalescence with Jaywick; however the relevant SAMU policy will require effective landscape mitigation on site from any forthcoming application. Historic assets are largely protected through policy and the supporting text of the Plan, and there are not considered to be any cumulative impacts on any one asset as a result of the

Plan's allocations.'

The modifications to the Plan at this stage introduce the requirement for the in-combination effects of Plan level growth to be mitigated through the implementation and adoption of the Essex Coast RAMS and the Essex Coast RAMS SPD. These effects enable growth and determine that it will have no likely effect on the integrity of Habitats Sites. Modifications to the Plan's policies set out the requirements of developer contributions to pay for this mitigation applicable to all net new dwellings developed in the District. To this extent effects on Habitats Sites can be considered cumulatively 'neutral' with an element of positive effects in regard to protection objectives and associated with the Modifications' added emphasis of ensuring biodiversity net gains.

6.1.7 Sustainability Objective 7: Reduce contributions to climate change

Positive / Negative Effects

The 2017 SA Environmental Report stated that, 'the Plan's Protected Places Policies will ensure significant positive impacts on their primary aim: to protect and enhance natural, historic and environmental assets. This in turn will also see cumulative positive impacts on the conservation and enhancement of natural resources and the reduction of climate change impacts.

In reflection of the cumulative concerns associated with transport in Clacton, there can be expected to be some level of deterioration in air quality associated with development at the cumulative scale proposed surrounding the A133 / Colchester Road resulting in uncertain impacts. Despite this, the majority of development is not directly located on this road and any forthcoming masterplanning can ensure that such impacts are suitably mitigated. It should additionally be acknowledged that the SAMU allocations around Clacton are within peripheral locations that benefit from access to strategic roads, or otherwise link roads are proposed.'

The modifications to the Plan will ensure significantly positive benefits associated with reducing contributions to climate change, notably that related to Policy PPL10: Renewable Energy Generation. The modifications to the Policy ensure that for residential development proposals involving the creation of one or more dwellings, the Council will expect detailed planning applications to be accompanied by a 'Renewable Energy Generation Plan' (REPG) setting out the measures that will be incorporated into the design, layout and construction aimed at maximising energy efficiency and the use of renewable energy. Similarly, the exploration of renewable energy solutions are sought from all residential development proposals regardless of scale and subject to viability considerations. Cumulatively, the impacts could be significant of future growth, including many of the Plan's allocations.

Despite this however, the effect of an increase in population on emissions (both related to transport and emissions) can not be dismissed and it should be acknowledged that a large proportion of housing needs are identified as 'commitments' (i.e. have been built or are consented) to which Policy PPL10 will not have applied. Negative effects have been identified from a position of caution associated with the Plan's level of growth (OAN),

however positive effects (in regard to minimising emissions) can be considered possible after the adoption of the Plan.

6.1.8 Sustainability Objective 8: To conserve and enhance natural resources and reduce climate change impacts

Positive / Negative Effects

The 2017 SA Environmental Report stated that, ‘regarding water quality (SO11), the Appropriate Assessment concludes the following, ‘the measures provided in the Section 2 Local Plan will (also) provide sufficient certainty that the overall strategic growth proposed in North Essex as part of the Section 1 for Local Plans will not result in significant adverse effects on the Stour and Orwell Estuaries SPA/Ramsar, Colne Estuary SPA/Ramsar, or Essex Estuaries SAC as a result of changes in water quality.’

It has been assessed that there will be no cumulative impacts regarding flood risk associated with the Plan’s allocations, in line with findings of the Sequential Testing of sites forming part of the Plan’s evidence base. In addition, policy exists to ensure that SuDS be integrated into new schemes.

Regarding sewerage capacity, the Plan states that, ‘major new developments may require upgrades to existing sewage treatment works, known as Water Recycling Centres, which may be funded by Anglian Water. Such works will need to be planned and funded through Anglian Water’s 5-year business plans and approved by the regulator (OFWAT).’ Policy PPL5 states that, ‘proposals for development must demonstrate that adequate provision exists, or can be made available, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).’ In response to this, uncertain impacts must be highlighted for the Plan’s site allocations individually (in regard to those strategic allocations) and cumulatively.’

The modifications to the Plan at this stage do not alter the position and effects highlighted in the 2017 SA Environmental Report above. Significant positive effects are therefore considered regarding Sustainability Objective 8.

6.2 Recommendations / Mitigation Measures

The Local Plan as modified is not considered to give rise to any additional (negative) effects that were not assessed in the 2017 SA Environmental Report, and as such few recommendations have been made to the modifications proposed within this SA Addendum. This can be expected, due to the fact that the Plan has been through the examination process, and the modifications proposed to the Plan have been made to make it sound in planning terms.

Despite this, a single themed recommendation is made within this SA Addendum, and is reiterated for reference below:

- Policy PP11: Holiday Parks - It is recommended that the Policy or supporting text includes detail on the mitigation required regarding any net increase in dwellings from a change of use from tourist accommodation to a permanent dwelling, in line with the Council's adopted Essex Coast RAMS SPD. Similarly the policy does not contain any requirements regarding the need for an accompanying HRA/AA to be submitted alongside any such proposals or otherwise how Policy PPL4: Biodiversity and Geodiversity (as modified) will be applied. This is also recommended.
- Policy PPL4: Biodiversity and Geodiversity - The Policy as modified does not direct users of the Policy to the accompanying Essex Coast RAMS SPD, which sets out how mitigation can be secured of residential developments and the index-linked tariff. It is recommended that the Policy or the supporting text make reference to the Essex Coast RAMS SPD in this regard.

7. Next Steps

7.1 Consultation

The Main Modifications to the Local Plan and this SA Addendum will be subject to consultation. There are three statutory consultees that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

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

In addition to these, consultation will seek to engage the wider community in order to encompass comprehensive public engagement. Tendring District Council, as the Local Planning Authority, are additionally required to invite comments from focussed groups, relevant stakeholders and interested parties.

7.2 Future Monitoring

The significant sustainability effects of implementing a Local Plan must be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. The Sustainability Framework contained in Appendix 1 of the 2017 SA Environmental Report includes suggested indicators in order to monitor each of the Sustainability Objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.

Guidance stipulates that it is not necessary to monitor everything included within the Sustainability Framework, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken.

Upon adoption Local Plans will be accompanied by an Adoption Statement which will outline those monitoring indicators most appropriate for future monitoring of the Plan in line with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Appendix 1: Screening the Main Modifications

The Approach to Screening the Main Modifications

The Main Modifications proposed to the Local Plan (as submitted in 2017), have been screened to determine whether they could give rise to any significant effects on the environmental, social, or economic tenets of sustainability, either directly, indirectly, cumulatively, or synergistically. The appraisal / re-appraisal of Local Plan policies are presented in the main body of this Report, where they have been 'screened in'. At this stage in the Local Plan process, and specifically post-examination, the Main Modifications are presumed required to make the Plan sound in planning terms. To that extent, the effects identified within the re-appraisal of Policies in this Report are likely to be positive, at least notionally.

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

The final column in the table below indicates whether this SA considers there to be a need to amend the SA as submitted in 2017, due to each Main Modification in kind. It should be noted that for the purposes of conciseness, only those Main Modification that have triggered further or amended SA work are included in this Appendix. Those Main Modifications that are proposed that have not been 'screened in' have been done so due to them either not resulting in any significant effects on environmental, social or economic themes of sustainability, or the Main Modification will not require any amendment to be made the SA Environmental Report as submitted.

Table 1: Main Modifications ‘screened in’ for their potential of significant effects, or amendments to the SA as submitted

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
MM1.1	75	2.1: Vision for Tendring District	<p>Insertion of a new third paragraph into the vision for Tendring District.</p> <p>....opportunity for a good start in life.</p> <p>Tendring District’s coastal area places economic, social and environmental considerations at the forefront of climate change and therefore there will be a need to place adaptation and mitigation against climate change at the centre of sustainable development.</p>	To strengthen the overarching vision statement in the Local Plan in regard to the coastal location of the district and the need for climate change adaption in line with advice from the Environment Agency.	The Modification will result in amendments being required to the SA of the Vision, in order to strengthen the effects of the appraisal in regard to SA Objectives 7 and 8.
MM6.3	98	Policy HP1: Improving Health and Wellbeing. Criterion e	<i>Insertion of wording into criterion e. of Policy HP1 requiring Health Impact Assessments to accompany applications for all development in Use Class C2</i>	To ensure the requirement for Health Impact Assessment (HIA) applies not only to residential developments of 50 or more dwellings, but also non-residential developments of	The Modification will result in amendments being required to the SA of Policy HP1, in regard to the narrative of the appraisal.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><i>and larger non-residential developments.</i></p> <p>e. requiring a Health Impact Assessment on all residential developments delivering 50 or more dwellings,</p> <p><u>all development in Use Class C2 (Residential Institutions) and all non-residential developments delivering 1,000 square metres or more gross internal floor space.</u></p> <p>The HIA should be carried out in accordance with the advice and best practice published by Public Health England and locally through the Essex Planning Officers Association;</p>	<p>1,000 square metres or more (in line with current Essex Planning Officers' Association (EPOA) guidance) and also proposals for C2 Residential Institutional Use – given their particular implications for health.</p>	
MM8.3	106	Policy HP5: Open Space, Sports and Recreational	Deletion of the current Policy HP5 in its entirety and replacement with a simplified version to be worded as	Policy HP5 in the form submitted in the Local Plan is considered to be overly complex and unclear as to its requirements. This	The Modification will result in amendments being required to the SA of Policy HP5, in regard to a re-

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
		Facilities	<p>follows.</p> <p><u>Policy HP5</u></p> <p><u>Open Space, Sports and Recreational Facilities</u></p> <p><u>The Council will work with partners and sports providers across the district to maintain, expand and improve the quality and accessibility of public open space, sports and recreational facilities of different types and will aim to achieve and exceed standards set out in the Council's 2017 Open Spaces Strategy or any future update.</u></p> <p><u>In line with policy HP3, new development must be designed to include, protect and enhance the green infrastructure network and the Council will prepare and adopt a new Supplementary Planning Document (SPD) which will update and replace</u></p>	<p>proposed wording is clearer and more simple, explains that the Council will prepare a new Supplementary Planning Document (SPD) in support of the policy and provides greater flexibility for circumstances where the provision of open space might be better achieved through the use of developer contributions rather than on-site.</p>	<p>appraisal of the Policy.</p>

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>previous guidance on how this will be achieved and how the following requirements will be implemented.</u></p> <p><u>All new residential developments of 11 or more dwellings on sites of 1.5 hectares and above will be expected to provide a minimum 10% of the gross site area as open space laid out to meet the Council's specifications having regard to the Council's Open Spaces Strategy and the requirements of any SPD. No single area of useable open space will be less than 0.15 hectares in size. Financial contributions will also be sought through s106 legal agreements (or an appropriate alternative mechanism) towards ongoing maintenance.</u></p> <p><u>If new development would be better served by existing or proposed open spaces within</u></p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>an accessible distance (having regard to the standards set out in the Open Spaces Strategy or any future update), a financial contribution in lieu of on-site provision may be sought through a s106 legal agreement or an appropriate alternative mechanism towards any necessary improvement or expansion of existing, or the delivery of new, open spaces and/or sports facilities.</u></p> <p><u>Where residential developments have the potential to give rise to adverse impacts on internationally important habitat sites (Ramsar, SPA and SAC) through increased recreational disturbance, the Council may require, as part of any mitigation programme, the provision of larger areas of high quality natural and semi-natural open space to absorb day-to-day recreational</u></p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>activities such as routine dog walking to reduce the frequency of visits made to nearby designated sites. In order to serve this function, such an open space must be of a suitable size and include circular walks of sufficient length for daily dog walking, dogs-off-lead areas and waste bins.</u></p>		
MM9.4	117	Policy LP1: Housing Supply	<p>Updates to the figures in Policy LP1 to reflect the modified data in Tables LP1 and LP2.</p> <p>The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1 April 2013 and 31 March 2033 to support economic growth and meet objectively assessed requirements for future housing in the District. This supply of new homes will be</p>	<p>To update the figures in Policy LP1 to reflect the updated figures in both Tables LP1 and LP2 (above).</p>	<p>The Modification will result in amendments being required to the SA of Policy LP1, in regard to a re-appraisal of the Policy.</p>

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening						
			<p>delivered from the following sources:</p> <table border="1" data-bbox="712 504 1144 1327"> <thead> <tr> <th data-bbox="712 504 920 667">Supply Source to March 2033</th> <th data-bbox="920 504 1144 504">Totals</th> </tr> </thead> <tbody> <tr> <td data-bbox="712 667 920 903">Net Dwelling Completions 2013-2017 <u>2013-2020</u></td> <td data-bbox="920 667 1144 667">1,374 <u>3,638</u></td> </tr> <tr> <td data-bbox="712 903 920 1327"><u>Non-allocated</u> Large Sites with Planning Consents (with/without signed S106 agreements) }</td> <td data-bbox="920 903 1144 903">4,779 <u>4680</u></td> </tr> </tbody> </table>	Supply Source to March 2033	Totals	Net Dwelling Completions 2013-2017 <u>2013-2020</u>	1,374 <u>3,638</u>	<u>Non-allocated</u> Large Sites with Planning Consents (with/without signed S106 agreements) }	4,779 <u>4680</u>		
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Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening								
			<table border="1"> <tr> <td data-bbox="719 400 920 742">Small Sites with Planning Consents (with Trend Based Completions)</td> <td data-bbox="920 400 1137 742">1,399 <u>1,260</u></td> </tr> <tr> <td data-bbox="719 746 920 981">Strategic Allocations – Mixed Use (SAMU Policies)</td> <td data-bbox="920 746 1137 981">2,230 <u>1,465</u></td> </tr> <tr> <td data-bbox="719 986 920 1220">Strategic Allocations – Housing (SAH Policies)</td> <td data-bbox="920 986 1137 1220">464 <u>300</u></td> </tr> <tr> <td data-bbox="719 1225 920 1385">Medium Sized Allocations (MSA</td> <td data-bbox="920 1225 1137 1385">505 <u>202</u></td> </tr> </table>	Small Sites with Planning Consents (with Trend Based Completions)	1,399 <u>1,260</u>	Strategic Allocations – Mixed Use (SAMU Policies)	2,230 <u>1,465</u>	Strategic Allocations – Housing (SAH Policies)	464 <u>300</u>	Medium Sized Allocations (MSA	505 <u>202</u>		
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			<table border="1"> <tr> <td>Policies)</td> <td></td> </tr> <tr> <td>Tendring Colchester Borders Garden Community</td> <td>1,250 <u>1,000</u></td> </tr> <tr> <td>Totals</td> <td>12,004 <u>12,545</u></td> </tr> </table>	Policies)		Tendring Colchester Borders Garden Community	1,250 <u>1,000</u>	Totals	12,004 <u>12,545</u>		
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MM12.1	121	<p>Policy LP4: Housing Layout</p> <p>Criteria a. to h.</p>	<p>Modifications to the first section of Policy LP4 and criteria a. to h. which include deletions, new inclusions and revised wording.</p> <p>To ensure a positive contribution towards the District's 'sense of place', the design and layout of new residential and mixed-use developments in the Tendring District will be expected to:</p> <p>a) promote health and</p>		The Modification will result in amendments being required to the SA of Policy LP4, in regard to a re-appraisal of the Policy.						

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>wellbeing by incorporating and maximising the use of green infrastructure, verges, trees and other vegetation. Proposals for residential development on sites of 1.5 hectares and above are required to provide at least 10% of the gross site area as public open space (unless there are more specific open space requirements set out in policies relating to the site in question);</p> <p>b) <u>locate new public open space where it can be conveniently and safely accessed by all members of the community, especially children by walking and cycling; and ensuring it is directly overlooked on</u></p>	<p>MOD A: To set out clearer expectations about the safety and surveillance of open space in residential developments.</p> <p>MOD B: To strengthen the</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>all sides and not located to the rear of properties;</u> [MOD A]</p> <p>c) <u>consider surface water management from the outset of site layout and masterplanning. All surface water should be managed by means of Sustainable Urban Drainage System (Suds) unless there is an exceptional case not to do so;</u> [MOD B]</p> <p>d) minimise the opportunities for crime and anti-social behaviour by ensuring good <u>natural surveillance of both public and private spaces from buildings and the streets,</u> <u>providing</u> clear definition between public and private spaces and</p>	<p>requirement for sustainable drainage measures to be incorporated into new development.</p> <p>MOD C: To set out clearer expectations for how the opportunities for crime and anti-social behaviour can be minimised through layout.</p> <p>MOD D: To provide better guidance within the policy about the legibility and permeability of highway within new development.</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>convenient access for emergency services; [MOD C]</p> <p>e) <u>ensure that the overall highway network is legible, permeable, with all roads connected wherever possible and fit for purpose by all road users; [MOD D]</u></p> <p>f) ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles;</p> <p>g) <u>accommodate residential parking provision for residents on-plot, either at the front or side of dwellings with sufficient provision</u></p>	<p>MOD D: To provide clearer guidance on the expectations for how residential parking is to be provided as part of new residential development.</p> <p>MOD E: To strengthen the policy in respect of the Council's expectations for high standards of architecture.</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>of on-street parking for use by visitors and delivery vehicles;</u></p> <p>minimise the need for and reduce the resulting visual and safety implications of on-street parking by ensuring dwellings have sufficient off-street parking space to accommodate the likely number of vehicles; [MOD E]</p> <p>h) <u>deliver new dwellings that are designed to high standards of architecture, which respect local character and which together with a well-considered site layout, create a unique sense of place; [MOD E]</u></p> <p>i) aside from town centres respect the character of</p>	<p>MOD G: To avoid duplication of and inconsistently with the guidance on density contained within Policy LP3.</p> <p>MOD H: To avoid duplication of and inconsistently with the guidance on density contained within Policy LP3.</p> <p>MOD J: To set out some guidance on the need for private amenity space which was previously absent from</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>Tendring District by delivering housing development at densities more in keeping with the semi-rural nature of parts of the District</p> <p><u>be of a density that reflects the factors set out in Policy LP3; [MOD G]</u></p> <p>j) respect the historical and settlement hierarchy character of Tendring District by delivering housing development at densities in keeping with the urban nature of parts of the District including the town centres; [MOD H]</p> <p>k) ensure dwellings meet minimum standards of internal space [MOD I]</p>	<p>the Local Plan.</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>j) <u>provide for private amenity space of a size and configuration that meets the needs and expectations of residents and which is commensurate to the size of dwelling and the character of the area;</u> and [MOD J]</p> <p>k) meet all other requirements of the Local Plan.</p>		
MM13.3	122	Policy LP5: Affordable and Council Housing	<i>Modifications to Policy LP5 to remove specific references to 'Council Housing', to delete the third, penultimate and final paragraph in respect of alternative approaches to affordable housing delivery and affordable housing statements and to include reference to the Strategic</i>	<p>MODS A, B & C: To ensure a consistent approach in the Local Plan to the use of the term 'affordable housing' by removing references to 'council housing' which, in itself, is a category of affordable housing.</p> <p>MOD D: To ensure the policy better maximises the amount of affordable</p>	The Modification will result in amendments being required to the SA of Policy LP5, in regard to a re-appraisal of the Policy.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><i>Housing Market Assessment (SHMA).</i></p> <p>AFFORDABLE</p> <p>AND COUNCIL</p> <p>HOUSING [MOD A]</p> <p>To promote a mix of housing tenure in the District and address the housing needs of people and families with lower incomes who cannot afford to buy or rent housing on the open market, the Council will work with the development industry to provide new affordable</p> <p>and council</p> <p>housing. [MOD B]</p> <p>For development proposals outside of the Tendring Colchester Borders Garden Community, involving the</p>	<p>housing delivered in Tendring to meet the high level of need in line with the Council's latest Housing Strategy, particularly in light of weak delivery in the past.</p> <p>MOD E: To ensure a consistent approach in the Local Plan to the use of the term 'affordable housing' by removing references to 'council housing'. Also replacement of the word 'noticeable' with 'material' in respect of the appearance or quality of affordable and market housing to minimise the risk of ambiguity.</p> <p>MOD F: To refer to the Strategic Housing Market Assessment (SHMA) as well as the housing needs register as evidence to inform the size and type of</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>creation of 11 or more (net) homes, the Council will expect 30% of new dwellings, (including conversions) to be made available to Tendring District Council or its nominated partner(s) to acquire at a proportionate discounted value for use as affordable</p> <p>or council</p> <p>housing. [MOD C]</p> <p>As an alternative, the Council will accept a minimum 10% of new dwellings, (including conversions) to be made available to Tendring District Council or its nominated partner(s) to acquire at a proportionate discounted value for use as council housing alongside a financial contribution towards the construction or acquisition of property for use as council</p>	<p>affordable housing required.</p> <p>MOD G: Same reasons for MOD D above.</p> <p>MOD H: To remove the need for an 'affordable housing statement' which is considered unnecessary for the policy to operate effectively.</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>housing equivalent to delivering the remainder of the 30% requirement. [MOD-D]</p> <p>To avoid an over-concentration of <u>affordable</u> council housing in one location, no single group of <u>affordable housing</u> council houses will exceed ten dwellings and to ensure positive integration between the residents of <u>affordable</u> council housing and market housing, there should be no noticeable <u>material</u> difference in the</p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>appearance or quality between dwellings to be sold on the open market and those to be acquired and managed by the Council or its nominated partner(s). [MOD E]</p> <p>The size and type of <u>affordable council</u> housing will be specified by the Council on a case-by-case basis having regard to the latest <u>Strategic Housing Market Assessment (SHMA)</u> and housing needs register and will be the subject of negotiation between the Council and the developer or applicant. [MOD F]</p> <p>Proposals that involve the provision of alternative forms of affordable housing will be accepted as long as they offer equal or greater benefit to the community in providing</p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>affordable housing, in perpetuity, for local people. [MOD G]</p> <p>All planning applications that include residential development of 11 or more net dwellings must include an affordable housing statement. [MOD H]</p>		
MM15.1	126	<p>Policy LP7: Self-Build and Custom Built Homes</p> <p>Second paragraph criteria a. to c. and new final paragraph.</p>	<p><i>Additions and deletions from the second paragraph and criteria a. to c. of Policy LP7 and inclusion of a new final paragraph in relation to proposals for Self-Build and Custom Built Homes outside of settlement development boundaries.</i></p> <p>The Council will also consider, on their merits, proposals for <u>small developments of new Self-Build and Custom-Built Homes on land outside of, but within a reasonable proximity to,</u> settlement development</p>	<p>To improve the clarity and effectiveness of the policy; making it clear that it is small developments of self-build and custom-built homes that are envisaged, to be occupied by those people wishing to build; and to more clearly set out some of the material planning considerations that would be taking into account when determining planning applications.</p>	<p>The Modification will result in amendments being required to the SA of Policy LP7, in regard to a re-appraisal of the Policy.</p>

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>boundaries, not involving the replacement of an existing dwelling, where they will still support a sustainable pattern of growth in the District <u>and are brought forward by individuals or associates of individuals who will occupy those homes.</u> Such <u>All new dwellings on such</u> developments must either:</p> <ul style="list-style-type: none"> a) be located on a site safely accessible on foot within 600 metres of the edge of the settlement development boundary of one <u>of</u> the District's 'strategic urban settlements', or 'smaller urban settlements'; b) be located on a site safely accessible on foot within 400 metres of the edge of the settlement development 		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>boundary of one of the District's 'rural service centres'; or</p> <p>c) involve the redevelopment of vacant or redundant previously developed land that can be shown, with evidence, to be unviable for employment use.</p> <p><u>The proposal shall have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of nearby settlements and shall be otherwise appropriate in scale and design for their location, having regard to other policies in this Local Plan.</u></p>		
MM16.3	129	Policy LP9: Traveller	<i>Modifications to Policy LP9 to revise the policy title, delete</i>		The Modification will result in amendments being

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
		Sites	<p><i>the first five paragraphs and Table 5.1, include a new introductory paragraph and amend criteria a. to h.</i></p> <p><u>GYPSY AND TRAVELLER SITES</u></p> <p><u>The projected future need for five gypsy and traveller pitches in Tendring up to 2033 as identified in the Gypsy and Traveller Accommodation Assessment (GTAA) can be met in full through sites that have already obtained planning permission and therefore this Local Plan does not allocate any specific sites for this purpose. It is proposed that further longer-term provision will be met as part of the Colchester Tendring Borders Garden Community. There is no current or future need for any plots for travelling showpeople in Tendring and</u></p>	<p>MOD A: To revise the policy title and ensure the policy reflects more up-to-date evidence on both the projected need for gypsy and traveller pitches and the supply of sites that meet that exceed that need.</p>	<p>required to the SA of Policy LP9, in regard to a re-appraisal of the Policy.</p>

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>therefore no land is allocated for this purpose.</u></p> <p>Evidence contained in the Essex Gypsy and Traveller Accommodation Assessment (April 2017) identifies a projected need for two additional pitches in Tendring over the GTAA period to 2033 for Gypsy and Traveller households that meet the planning definition; a need for three additional pitches for Gypsy and Traveller households who do not meet the planning definition—if the potential need from 90% of unknown households is added to this the total need for non-travelling households could rise to five additional pitches. A breakdown of where this need should be addressed is set out in the table below.</p> <p>Table 5.1</p>		



Ref	Page	Policy / Paragraph	Main Modification				Reason for Modification	SA Screening
			Addition al need for Gypsy and Traveller househo lds broken down by potential delivery method Site Status	Gyps y and Trave ller Local Plan Polic y	SH MA Hou sing Poli cy	Tot al		
			Meet Planning Definitio n (+10% Unknow n)	2	0	2		
			Not meeting Planning Definitio n (+90% Unknow n)	0	5	5		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening				
			<table border="1" data-bbox="712 395 1151 435"> <tr> <td>Total</td> <td>2</td> <td>5</td> <td>7</td> </tr> </table> <p data-bbox="712 475 1151 1098"> Since the GTAA report was published, planning permission for five additional pitches to the south of Woodfield Bungalow, owned by a family of the households that do not meet the planning definition has been granted planning permission. The GTAA stated that if this site receives planning permission, the pitches may be used to meet the need for three additional pitches arising from households living on existing pitches adjacent to Woodfield Bungalow. </p> <p data-bbox="712 1145 1151 1361"> The GTAA also found that any need arising from unknown households — all of which could come from small family sites — could be met through intensification of existing sites. </p>	Total	2	5	7		
Total	2	5	7						

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>Transit Provision: It is recommended that the situation relating to levels of unauthorised encampments should be continually monitored whilst any potential changes associated with Planning Policy for Traveller Sites (2015) develop.</p> <p>Travelling Showpeople: There were no Travelling Showpeople identified in Tendring so there is no current or future need for additional plots.</p> <p>In terms of un-met need when considering any proposals for additional traveller sites or pitches, the Council will consult the latest evidence of need contained in the most recent Gypsy and Traveller Accommodation Assessment and will only approve planning permission for proposals that can demonstrate, with</p>	<p>MODS B to F: To remove an unnecessary level of prescription and constraint and to ensure consistency with the approach taken in policies for other forms of development.</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>evidence, a genuine need for the proposed level of provision. The Council will consider proposals [MOD-A]</p> <p><u>Any proposals for additional pitches to meet the needs of gypsies and travellers will be considered</u></p> <p>against criteria a) to h) below alongside other requirements in the Local Plan:</p> <ul style="list-style-type: none"> a) sites must avoid any adverse impacts on any internationally, nationally or locally designated protected areas and must avoid areas prone to flooding; b) sites must have reasonable access to key facilities (normally 1.5 miles/2.4km on foot or 15 miles/24km by public transport to 		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>including primary schools, doctors' surgeries, and convenience shops, 2 miles/3.2km on foot or 20 miles/32km by public transport to secondary schools and major employment sites); [MOD B]</p> <p>e) sites should, where possible, utilise previously developed land and recognise the scale of nearby communities; [MOD G]</p> <p>d) sites must not exceed ten pitches in size and must make a minimum allowance of 250 square metres per pitch including include suitable circulation and amenity space and a maximum of 350 square metres. Sites should</p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>normally be 3 miles/4.8km apart with scope for smaller sites to be closer than this; [MOD D]</p> <p>e) sites must comprise flat well drained ground and achieve safe access for large vehicles from the local road network and access to utilities; <u>and</u></p> <p>f) sites must be safe for children, achieve aesthetic compatibility with the surroundings, with scope for visual and acoustic screening to protect the amenity of nearby residents; and not impact on high grade utilised agricultural land; [MOD E]</p> <p>g) sites must be of a high quality design and landscaping, providing a</p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>good standard of residential amenity for their occupiers.; and</p> <p>h) sites must be linked to mains services. [MOD F]</p>		
MM17.1	132 133	<p>Policy LP10: Care, Independent Assisted Living</p> <p>Fourth paragraph</p>	<p><i>Modifications to the fourth paragraph of Policy LP10 in relation to proposals for care homes and extra care housing outside of settlement development boundaries.</i></p> <p>All new care homes and extra care housing must <u>pay particular attention to landscape character if located outside of settlement development boundaries and</u> offer a high quality, safe, secure and attractive environment for their residents and provide sufficient external space to accommodate the normal recreation and other</p>	<p>To more clearly set out some of the material planning considerations that would be taken into account when dealing with planning applications outside of settlement development boundaries.</p>	<p>The Modification will result in amendments being required to the SA of Policy LP10, in regard to a re-appraisal of the Policy.</p>

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>needs of residents, visitors or employees. <u>Proposals shall have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of nearby settlements and shall be otherwise appropriate in scale and design for their location, having regard to other policies in this Local Plan.</u></p>		
MM22.7	148	Policy PP 5: Town Centre Uses.	<p><i>Replacement of Policy PP5 wording with new wording to better reflect current national planning policy, changes to the Use Classes Order and a more flexible approach to town centre uses.</i></p> <p>The Town centre Boundary and the Primary and Secondary Shopping Frontages are defined on the Policy Maps.</p>	To reflect current national planning policy, the proposed deletion from the Local Plan of primary and secondary shopping frontages and the introduction of the new Use Class E in 2020.	The Modification will result in amendments being required to the SA of Policy PP5, in regard to a re-appraisal of the Policy.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>Within the Primary Shopping Area, proposals for development will be permitted where they:</p> <ul style="list-style-type: none"> a) are for main town centre uses, as defined in the NPPF; or b) will promote the vitality and viability of the centre, including proposals for residential development; or c) will involve the conversion or re-use of upper floors; and/or d) deliver high quality active ground floor frontages; and e) within the Primary Shopping Frontages A1 uses (shops) comprise at least 70% of the shopping frontages; and f) within the Secondary Shopping Frontages main town centre uses remain dominant; and 		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>g) any change of use will be considered against the aims of this policy.</p> <p><u>Within Town Centre boundaries (as shown on the Policies Maps and Local Maps), proposals for development or change of use for 'main town centre uses' (as defined in Policy PP2 and the National Planning Policy Framework) as well as residential development will be permitted where they comply with other relevant policies in this Local Plan and support the vitality and viability of the town centre.</u></p> <p><u>Within the 'Primary Shopping Area', the use of ground floor shop units will be restricted to uses within Use Class E (Commercial, business and service uses). Applications for residential development will be supported on upper floors</u></p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<u>above shop units where they provide an adequate level of parking and amenity space that takes into account access to shops, services and facilities, public transport provision and proximity to public open space.</u>		
MM23.2	151 152	Policy PP6: Employment Sites Middle section dealing with proposals for non-employment uses.	<p><i>Simplification of the criteria that would apply when determining planning applications for non-employment uses on protected employment sites.</i></p> <p>Proposals for non-employment uses on these sites will only be considered acceptable <u>permitted if they clearly demonstrate that the alternative use(s):</u></p> <p><u>a. it can be demonstrated that the land or premises have become inherently unsuitable for any form of employment</u></p>	To simplify the policy criteria that would apply when determining applications for non-employment uses on protected employment sites.	The Modification will result in amendments being required to the SA of Policy PP6, in regard to a re-appraisal of the Policy.



Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>use and there is clear and robust evidence of appropriate marketing with registered commercial agents at a reasonable price to demonstrate no realistic prospect for continued employment use; or</u></p> <p><u>b. the alternative use will either facilitate or result in wider economic regeneration benefits that outweigh the loss of employment land or premises on the protected site for existing or potential employment use; or</u></p> <p><u>c. The alternative use will ease or resolve demonstrable longstanding and otherwise irresolvable harmful conflicts between land uses.</u></p> <p><u>If criteria a) b) or c) are met, the proposal must not have an adverse impact on the operation of any remaining</u></p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>businesses on the protected site and must not give rise to any incompatibility between land uses.</u></p> <p>a) Will not have an adverse impact on the primary employment use(s) in the locality;</p> <p>b) Will not reduce the overall supply and quality of employment land and premises within the locality;</p> <p>c) Will deliver economic regeneration benefits to the site and/or area;</p> <p>d) Will resolve existing conflicts between land uses;</p> <p>e) Involve a vacant building for which there is clear and robust evidence of prolonged marketing, with registered commercial agents at a reasonable price, to demonstrate</p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>that there is no realistic prospect for continued employment use.</p> <p>Proposals for retail and town centre uses on these sites will also be subject to the requirements of Policies PP1—PP5 (inclusive) of this Local Plan.</p>		
MM23.3	151 152	<p>Policy PP6: Employment Sites</p> <p>Final section dealing with proposals for farm and other land based diversification schemes.</p>	<p><i>Deletion of this section from Policy PP6 and instead including such requirements in a modified version of Policy PP13: The Rural Economy.</i></p> <p>The Council will permit sustainable development proposals for farm and other land based diversification schemes that benefit the rural area. Proposals for re-use or redevelopment of rural buildings for employment purposes will be considered against the following criteria</p>	<p>To move this section of the policy into Policy PP13 where they would be better placed in respect of employment development in rural areas.</p>	<p>The Modification will result in amendments being required to the SA of Policy PP6, in regard to a re-appraisal of the Policy.</p>

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>unless the economic benefits outweigh these criteria:</p> <ul style="list-style-type: none"> a) the building is structurally sound and capable of accommodating the proposed use without the need for significant extension or alteration or reconstruction; b) the proposed use (including any proposed alteration or extensions to the building), its associated operational area, the provision of any services, and/or any amenity space or outbuildings, would not harm its appearance as a rural building or adversely affect the rural setting of the building in the locality; c) the proposed use would not create significant levels of traffic, 		

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			<p>particularly lorries, on rural roads (proposals for employment uses will be required to provide a sustainability assessment which may include a Travel Plan designed to maximise the opportunities to reduce the need to travel by private car);</p> <p>d) proposals which would create a significant number of jobs should be readily accessible by public transport;</p> <p>e) it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area; and</p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			f) early years and childcare provision.		
MM24.1	153 154	Policy PP7: Employment Allocations	<p><i>Deletion of the current Policy PP7 in its entirety and replacement with a version that better reflects the updated position in respect of available employment land and the proposed changes to Policy PP6.</i></p> <p><u>Policy PP7</u></p> <p><u>EMPLOYMENT ALLOCATIONS</u></p> <p><u>32ha of land is allocated for new development in use classes B2 (General Industry) and B8 (storage and Distribution) to support a diversity of employment opportunities, the majority of which has already obtained planning permission. The allocated sites are listed in</u></p>	To better reflect the available employment land in the district and the proposed changes to Policy PP6 set out above.	The Modification will result in amendments being required to the SA of Policy PP7, in regard to a re-appraisal of the Policy.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening								
			<p><u>Table 6.1 below and are identified on the Policies Maps and relevant Local Maps.</u></p> <p><u>Table 6.1</u></p> <table border="1" data-bbox="734 608 1108 1442"> <thead> <tr> <th data-bbox="734 608 943 807"><u>Name of Site</u></th> <th data-bbox="947 608 1108 807"><u>Local Plan Allocation (ha)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="734 810 943 1150"><u>Extension to Gorse Lane Industrial Estate, Telford Road, Clacton</u></td> <td data-bbox="947 810 1108 1150"><u>6.8ha</u></td> </tr> <tr> <td data-bbox="734 1153 943 1353"><u>Land at Stanton Europark, Parkeston</u></td> <td data-bbox="947 1153 1108 1353"><u>3.3ha</u></td> </tr> <tr> <td data-bbox="734 1356 943 1442"><u>Land at Harwich</u></td> <td data-bbox="947 1356 1108 1442"><u>6.3ha (as part of a</u></td> </tr> </tbody> </table>	<u>Name of Site</u>	<u>Local Plan Allocation (ha)</u>	<u>Extension to Gorse Lane Industrial Estate, Telford Road, Clacton</u>	<u>6.8ha</u>	<u>Land at Stanton Europark, Parkeston</u>	<u>3.3ha</u>	<u>Land at Harwich</u>	<u>6.3ha (as part of a</u>		
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<u>Land at Harwich</u>	<u>6.3ha (as part of a</u>												

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			<u>Valley, East of Pond Hall Farm, Dovercourt</u>	<u>wider mixed use development)</u>		
			<u>Land off Clacton Road/Dead Lane, Mistley</u>	<u>2ha</u>		
			<u>Crown Business Centre, Old Ipswich Road, Ardleigh/Colchester</u>	<u>2.3ha</u>		
			<u>Land south west of Horsley Cross</u>	<u>11.2ha</u>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening		
			<table border="1" data-bbox="734 395 1108 558"> <tr> <td data-bbox="734 395 940 558"><u>Total Employment Land Area</u></td> <td data-bbox="940 395 1108 558"><u>31.9ha</u></td> </tr> </table> <p data-bbox="712 574 1131 686"><u>N.B Some sites have permission in part for B1 use, now Class E(g).</u></p> <p data-bbox="712 718 1153 1157"><u>On these sites, proposals for development in use classes B2 and B8 will be supported. Proposals for employment uses falling outside of use classes B2 or B8 (such as retail, offices, other town centre uses or other 'sui generis' uses) will be considered against other relevant policies within the Local Plan.</u></p> <p data-bbox="712 1189 1153 1444"><u>Applications for alternative non-employment uses will only be considered if it can be demonstrated that there is no reasonable prospect of a site being used for the allocated employment use. Such</u></p>	<u>Total Employment Land Area</u>	<u>31.9ha</u>		
<u>Total Employment Land Area</u>	<u>31.9ha</u>						

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			<p><u>applications will be treated having regard to market signals and the relative need for different land uses to support sustainable local communities.</u></p> <p><u>Proposals for new employment-related development on land outside of these allocations will be considered having regard to their potential to support economic growth in the district and the requirements of other policies in this Local Plan.</u></p> <p><u>Additional employment land will also be identified as part of the mix of uses proposed at the Colchester Tendring Borders Garden Community within the separate Development Plan Document (DPD) for that area.</u></p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
MM27.2	160	Policy PP11: Holiday Parks Second paragraph.	<p><i>Addition of criteria within Policy PP11 that would apply in the consideration of planning applications for redevelopment or change of use to residential on non-safeguarded holiday parks.</i></p> <p>On 'other sites' that are operating as holiday parks but are not specifically shown as safeguarded sites or allocated for an alternative use, proposals for redevelopment, <u>including the change of use of caravans and chalets to permanent residential dwellings</u>, will only be considered favourably if the applicant can demonstrate <u>all of the following</u>:</p> <ul style="list-style-type: none"> • that the current use is no longer economically viable or that the economic benefits of the proposed development would outweigh the loss of the existing operation, having 	To strengthen and make clearer the criteria that would apply to applications for redevelopment or change of use to residential on non-safeguarded holiday parks, given the latest evidence contained within the Council's Holiday and Residential park Impact Assessment which demonstrates their importance to the tourism economy.	The Modification will result in amendments being required to the SA of Policy PP11, in regard to a re-appraisal of the Policy.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>regard to other policies in this Local Plan;</p> <ul style="list-style-type: none"> • <u>the proposals will not materially harm the provision of tourist accommodation in the district;</u> • <u>for residential proposals, the new development will provide acceptable living conditions; and</u> • <u>the development will not cause material harm (including cumulatively) to local services and facilities, flooding, and wildlife.</u> 		
MM27.4	160	Policy PP11: Holiday Parks Fifth paragraph.	<i>Deletion of current fifth paragraph of Policy PP11 in respect of loss of holiday accommodation to residential and insertion of new paragraph that deals with the potential impacts of development on biodiversity and the</i>	To reflect the proposed modification to the second paragraph of Policy PP11 in respect of changes from holiday accommodation to residential and to ensure the policy better reflects requirements around	The Modification will result in amendments being required to the SA of Policy PP11, in regard to a re-appraisal of the Policy.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><i>requirements of the Habitat Regulations.</i></p> <p>....away from flood risk areas.</p> <p><u>Applications will only be permitted where they are in accordance with the Biodiversity Policy PPL4 in this Local Plan. Prior to submission of proposals for new or extended sites in the vicinity of designated sites (which should be taken to mean holiday parks within 2km of such sites), applicants should seek the advice of Natural England as to the likely requirements for Appropriate Assessment and the tests of the Habitats Regulations.</u></p> <p>The change of use of caravans and chalets from holiday accommodation to permanent residential dwellings will not be permitted as this could lead to a loss of valuable tourist</p>	<p>ecology and the Habitat Regulations, given the position of many holiday parks in sensitive coastal locations.</p>	

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			accommodation, poor living conditions, unmanageable impact on the provision of local services and facilities and/or, in some areas, increase the risk of flooding to people or property or disturbance to internationally important wildlife sites at certain times of the year.		
MM29.1	163	Policy PP13: The Rural Economy New second section.	<i>Insertion of a new section at the end of Policy PP13 which incorporates wording proposed to be deleted and moved from Policy PP6.</i> d. buildings that are essential to support agriculture, aquaculture, horticulture and forestry; and farm diversification schemes. <u>The Council will permit sustainable development proposals for farm and other</u>	To move from Policy PP6, policy criteria that more closely relate to employment-related development in rural areas and are therefore better placed in Policy PP13.	The Modification will result in amendments being required to the SA of Policy PP13, in regard to a re-appraisal of the Policy.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>land based diversification schemes that benefit the rural area. Proposals for re-use or redevelopment of rural buildings for employment purposes will be considered against the following criteria unless the economic benefits outweigh these criteria:</u></p> <ul style="list-style-type: none"> e. <u>the building is structurally sound and capable of accommodating the proposed use without the need for significant extension or alteration or reconstruction;</u> f. <u>the proposed use (including any proposed alteration or extensions to the building), its associated operational area, the provision of any services, and/or any amenity space or outbuildings, would not</u> 		

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			<p><u>harm its appearance as a rural building or adversely affect the rural setting of the building in the locality;</u></p> <p>g. <u>the proposed use would not create significant levels of traffic, particularly lorries, on rural roads (proposals for employment uses will be required to provide a sustainability assessment which may include a Travel Plan designed to maximise the opportunities to reduce the need to travel by private car);</u></p> <p>h. <u>proposals which would create a significant number of jobs should be readily accessible by public transport; and</u></p>		

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			<p>i. <u>it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area.</u></p>		
MM31.3	166	Policy PPL1: Development and Flood Risk	<p><i>Modifications to policy wording of Policy PPL1 to better reflect the requirements of national planning policy and Environment Agency advice.</i></p> <p>All development proposals should include appropriate measures to respond to the risk of flooding on and/or off site, and within the Flood Zone (which includes Flood Zones 2 and 3, as defined by the Environment Agency) shown on the Policies Map and Local Maps, or elsewhere involving sites of 1ha or more,</p>	To better reflect national planning policy and Environment Agency advice in respect of the approach to development and flooding.	The Modification will result in amendments being required to the SA of Policy PPL1, in regard to a re-appraisal of the Policy.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>development proposals must be accompanied by a Flood Risk Assessment. New development in areas of high flood risk must be designed to be resilient in the event of a flood and ensure that, in the case of new residential development, that there are no bedrooms at ground floor level and that a means of escape is possible from first floor level.</p> <p><u>Where development is classified as “more vulnerable” the Flood Risk Assessment (FRA) should demonstrate that there will be no internal flooding in the event of a “design event flood”. The FRA should demonstrate that in the event of a breach or failure of flood defence infrastructure, refuge will be available above flood levels and that a means of escape is possible from first floor level. [MOD A]</u></p>	<p>MOD A: To provide clearer policy in respect of evacuation and refuge in the event of a flood.</p>	

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			<p><u>All development classified as “More Vulnerable” or “Highly Vulnerable” within Flood Zone 2 and 3 should set finished floor levels 300mm above the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change. [MOD B]</u></p> <p><u>All new development within Flood Zones 2 and 3 must not result in a net loss of flood storage capacity, unless there is compensation on site or, if not possible, adjacent off site capacity. Where possible opportunities should be sought to achieve an increase in floodplain storage. [MOD C]</u></p> <p><u>All major development proposals should consider the potential for new Blue and Green Infrastructure to help mitigate potential flood risk and</u></p>	<p>MOD B: To set a minimum floor level in line with Environment Agency advice that will apply to development classed as vulnerable to flood risk.</p> <p>MOD C: To ensure development does not result in a net loss of flood storage capacity.</p> <p>MOD D: To include a reference to blue as well as green infrastructure.</p>	

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			<p><u>include such Infrastructure, where appropriate. [MOD D]</u></p> <p>Proposals must have regard, as necessary, to the following tests:</p> <p>The Sequential Test</p> <p>All development proposals will be considered against the National Planning Policy Framework’s ‘Sequential Test’, to direct development towards sites at the lowest risk of flooding, unless they involve land specifically allocated for development on the Policies Maps or Local Maps.</p> <p>The Exception Test</p> <p>Where new development cannot be located in an area of lower flood risk and is otherwise sustainable, the Exception Test will be applied in accordance with the</p>	<p>MOD E: To better reflect national policy in respect of the ‘exceptions tests’ and the particular need for any development that is exceptionally allowed in flood risk areas to be safe</p>	

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			National Planning Policy Framework <u>so that it is safe and meets wider sustainability needs.</u> [MOD E]	and to meet wider sustainability needs.	
MM33.2	171	Policy PPL4: Biodiversity and Geodiversity First paragraph.	<p><i>Splitting the first paragraph of Policy PPL4 and insertion of a new paragraph which deals with the need for Habitats Regulation Assessment and refers to the Essex Coast RAMS.</i></p> <p>Sites designated for their international, European and national importance to nature conservation: including Ramsar sites; Special Protection Areas (SPAs); Special Areas of Conservation (SACs); Marine Conservation Zones (MCZs); Natural Nature Reserves (NNRs); and Sites of Special Scientific Interest (SSSIs) will be protected from development likely to have an adverse effect on their</p>	To provide more detail on the need for Habitats Regulation Assessment and the role of the Essex Coast Recreational disturbance Avoidance Mitigation Strategy which has been formally adopted by the Council.	The Modification will result in amendments being required to the SA of Policy PPL4, in regard to a re-appraisal of the Policy.

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			<p>integrity.</p> <p><u>Where proposals for development are likely to significant impact upon International and European sites, applications must be supported by a Habitats Regulation Assessment (HRA) to provide sufficient information to the Council to establish the likelihood and nature of impacts before a decision can be made. If necessary, this may need to be followed by a more detailed 'Appropriate Assessment' of the impacts. An Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) has been completed in compliance with the habitats Directive and Habitats Regulations. Contributions will be secured from residential development, within the Zones of Influence,</u></p>		

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			<p><u>towards mitigation measures identified in RAMS.</u></p> <p>As minimum, there should be no significant impact upon any protected species, including European Protected Species and schemes should consider (and include provision, as may be relevant for) the preservation, restoration or re-creation of priority habitats, ecological networks and the protection and recovery of <u>protected priority species</u> populations. Proposals for new development....</p>		
MM35.3	173	Policy PPL6: Strategic Green Gaps	<p><i>Replacement wording for Policy PPL6 on Strategic Green Gaps.</i></p> <p><u>The Strategic Green Gaps as shown on the Policies Maps and Local Maps will be protected in order to retain the separate identity and prevent</u></p>	To simplify the Strategic Green Gaps policy and ensure that the policy wording better reflects the overarching aims of the designation.	The Modification will result in amendments being required to the SA of Policy PPL6, in regard to a re-appraisal of the Policy.

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			<p><u>coalescence of settlements. Any development permitted must be consistent with other policies in the plan and must not (individually or cumulatively) lead to the coalescence of settlements.</u></p> <p>Within Strategic Green Gaps as shown on the Policies Maps and Local Maps the Council will not permit any development which would result in the joining of settlements or neighbourhoods, or which would erode their separate identities by virtue of their closer proximity. Planning Permission may be granted where:</p> <p>a. The applicant can demonstrate there is a functional need for the development to be in that specific location and that it cannot be</p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p>delivered on an alternative piece of land outside of the Strategic Green Gap;</p> <p>b. The development would not compromise the open setting between settlements or neighbourhoods; and</p> <p>c. The development would involve the creation of green infrastructure which would support the continuing function of the Strategic Green Gap</p>		
MM36.3	175 176	Policy PPL7: Archaeology	<p><i>Modifications and additions to Policy PPL7 aimed at improving consistency with national planning policy and Historic England advice.</i></p> <p><u>Proposals for Any</u> new development which would affect, or might affect, <u>designated or non-designated</u></p>	MOD A: To improve the effectiveness of the policy wording, ensure non-designated heritage assets are covered and make it clear that proposals will only be 'considered' rather than 'permitted' where accompanied by an appropriate desk-based	The Modification will result in amendments being required to the SA of Policy PPL7, in regard to a re-appraisal of the Policy.

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			<p>archaeological remains will only be <u>considered permitted</u> where accompanied by an appropriate desk-based assessment. Where identified as necessary within that desk-based assessment, a written scheme of investigation including excavation, recording or protection and deposition of archaeological records in a public archive will be required to be submitted to, and approved by, the Local Planning Authority. [MOD A]</p> <p><u>Proposals for new development affecting a heritage asset of archaeological importance or its setting will only be permitted where it will protect or where appropriate enhance the significance of the asset. Where a proposal will cause harm to the asset, the relevant paragraphs of the NPPF should be applied dependent</u></p>	<p>archaeological assessment (given that many other factors outside of archaeology will be taken into account in determining whether or not a proposal is to be permitted). .</p> <p>MOD B: To strengthen the requirements of the policy in relation to archaeological assets in line with Historic England advice.</p> <p>MOD C: To ensure the policy reflects the significance of the schedule of monuments at risk and that the Council will support proposals that protect and enhance them, in line with Historic England advice.</p>	

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			<p><u>on the level of the harm caused. Proposals will be treated favourably where they:</u></p> <ul style="list-style-type: none"> a. <u>are explained and justified through an informed assessment and understanding of the significance of the heritage asset (including any contribution made to that significance by its setting); and</u> b. <u>are of a scale, design and use materials and finishes that respect the heritage asset. [MOD B]</u> c. <u>Within the District the Council keeps a record of scheduled monuments at risk of degradation. The Council will support proposals that protect</u> 		

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			<u>and enhance heritage assets at risk. [MOD C]</u>		
MM36.4	176	Policy PPL8: Conservation Areas	<p><i>Modifications and additions to Policy PPL8 aimed at improving consistency with national planning policy and Historic England advice.</i></p> <p>New development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of:</p> <ul style="list-style-type: none"> a) scale and design, particularly in relation to neighbouring buildings and spaces; b) materials and finishes, including boundary treatments appropriate 	<p>MOD A: To ensure the policy refers appropriately to trees and properly reflects their importance to the special character and appearance of Conservation Areas.</p> <p>MOD B: To ensure consistency with national policy by requiring proposals to have considered the significance of the heritage asset, in this case the Conservation Area, in line with Historic England advice.</p> <p>MOD C: To ensure that the requirements of the National Planning Policy Framework are referred to and applied in cases where a proposal would cause harm to a</p>	The Modification will result in amendments being required to the SA of Policy PPL8, in regard to a re-appraisal of the Policy.

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			<p>to the context;</p> <p>c) hard and soft landscaping;</p> <p>d) the importance of spaces <u>and trees to the character and or appearance; [MOD A]</u> and</p> <p>e) any important views into, out of, or within the Conservation Area.</p> <p><u>Proposals should be explained and justified through an informed assessment and understanding of the significance of the heritage asset (including any contribution made to that significance by its setting).</u> [MOD B]</p> <p>Proposals for new development involving demolition within a designated</p>	<p>Conservation Area.</p> <p>MOD D: To ensure the policy reflects the significance of the schedule of Conservation Areas at risk and that the Council will support proposals that protect and enhance them, in line with Historic England advice.</p> <p>MOD E: To ensure the Local Plan includes appropriate reference to registered parks and gardens and their setting, in line with Historic England advice.</p> <p>MOD F: To explain the role of the Council in working with community groups and</p>	

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			<p>Conservation Area must demonstrate why they would be acceptable, particularly in terms of the preservation and enhancement of any significance and impact upon the Conservation Area.</p> <p><u>Where a proposal will cause harm to a Conservation Area, the relevant paragraphs of the NPPF should be applied dependent on the level of harm caused. [MOD C]</u></p> <p><u>Within the District the Council keeps a record of conservation areas that are at risk of degradation. The Council will support proposals that protect and enhance the conservation areas at risk. [MOD D]</u></p> <p><u>Development should conserve or enhance the significance of the registered parks and gardens (noting that significance may be harmed by</u></p>	<p>other interested parties in the review and amendment to designated Conservation Areas on any ongoing basis.</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>development within the setting of an asset).</u> [MOD E]</p> <p><u>In collaboration with community groups and other interested parties, the Council will consider and support the designation of new Conservation Areas in line with the relevant criteria as set out within the NPPF and legislation. New Conservation Area Management Plans will be prepared in addition to updates to the existing Conservation Area Character Appraisals.</u> [MOD F]</p>		
MM36.5	178	Policy PPL9: Listed Buildings	<p><i>Modifications and additions to Policy PPL9 aimed at improving consistency with national planning policy and Historic England advice.</i></p> <p>Proposals for new development affecting a listed building or its setting will only</p>	<p>MOD A: To ensure that relevant policies in the National Planning Policy Framework in relation to listed buildings are applied and referred to alongside Policy PPL9.</p> <p>MODs B and C: To ensure</p>	The Modification will result in amendments being required to the SA of Policy PPL9, in regard to a re-appraisal of the Policy.

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			<p>be permitted where they will protect its special architectural or historic interest, its character, appearance, and fabric, and <u>Where a proposal will cause harm to a listed building, the relevant paragraphs of the NPPF should be applied dependent on the level of harm caused. Proposals will be treated favourably where they: [MOD A]</u></p> <p>a) are explained and justified through an informed assessment and understanding of the significance of the heritage asset and <u>(including any contribution made to that significance by its setting); [MOD B]</u> and</p> <p>b) are of a scale, design and use materials and finishes that respect the</p>	<p>that the contribution of a listed building's setting to its significance is given proper consideration in line with Historic England advice.</p> <p>MOD D: To ensure the policy reflects the significance of the schedule of Listed Buildings at risk and that the Council will support proposals that bring them into viable use, in line with Historic England advice and national policy.</p>	

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			<p><u>significance of the listed building and (including any contribution made to that significance by its setting).</u> [MOD C]</p> <p><u>Within the District the Council keeps a record of listed structures and buildings that are at risk of degradation. The Council will support proposals that bring heritage assets into viable use.</u> [MOD D]</p>		
MM37.4	177	Policy PPL10: Renewable Energy Generation	<p>Renewable Energy Generation and Energy Efficiency Measures</p> <p>Proposals for renewable energy schemes will be considered having regard to their scale, impact (including cumulative impact) and the amount of energy which is to be generated.</p> <p>All proposals for new</p>	<p>To strengthen Policy PPL10 to ensure a more robust response to climate change and the Council's expectations around energy efficiency and energy generation in new development following the declaration of a climate emergency.</p> <p>MOD A: To improve the effectiveness of the policy</p>	The Modification will result in amendments being required to the SA of Policy PPL10, in regard to a re-appraisal of the Policy.

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			<p>development <u>proposals</u> should consider the potential for a range of <u>demonstrate how renewable energy generation solutions</u> appropriate to the <u>building(s)</u>, site and its location <u>have been included in the scheme and for new buildings</u>, and should include renewable energy installations, and be designed to facilitate the retro-fitting of renewable energy installations. [MOD A]</p> <p><u>For residential development proposals involving the creation of one or more dwellings, the Council will expect detailed planning applications to be accompanied by a ‘Renewable Energy Generation Plan’ (REPG) setting out the measures that will be incorporated into the design, layout and construction aimed at maximising energy</u></p>	<p>wording.</p> <p>MOD B: To introduce a requirement for ‘Renewable Energy Generation Plans’ to set out the measures to be incorporated in new development to maximise energy efficiency and the use of renewable energy.</p> <p>MOD C: To clarify the circumstances in which planning permission will be granted having considered the requirements of the modified policy.</p> <p>MOD D: To clarify that the policy does not alter separate requirements under the building regulations.</p>	

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
			<p><u>efficiency and the use of renewable energy. [MOD B]</u></p> <p><u>Planning permission will only be granted where the applicant can demonstrate that all reasonable renewable energy and energy efficiency measures have been fully considered and, where viable and appropriate, incorporated into the design, layout and construction. The Council will consider the use of planning conditions to ensure the measures are delivered. [MOD C]</u></p> <p><u>Nothing in this policy diminishes or replaces the requirements of Energy Performance Certificates (EPC) and Standard Assessment Procedures (SAP) for constructed buildings and compliance with the relevant building regulations. [MOD D]</u></p>		

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
MM42.4	193 194	Policy SAMU1: Development at EDME Maltings, Mistley	<p>Modifications to the wording of Policy SAMU1.</p> <p>Land to the north and south of High Street, Mistley (EDME Maltings), shown on the Map SAMU1, is allocated for a residential led mixed-use development including, employment, recreation and leisure uses. as follows:</p> <p>a. at least 150 new homes of a mixed size and type to include affordable housing as per the Council's requirements;</p> <p>b. at least 0.13 hectares of land for employment;</p> <p>c. recreation and leisure uses, subject to market demand; [MOD A]</p> <p>Proposals must accord with the following:</p> <p>ea. assessment of any impact on nature conservation,</p>	<p>MODS A & B: Modifications to first paragraph and deletion of criteria a., b., and c to reflect the proposed removal of Thorn Quay Warehouse from the allocation and to remove the very specific requirements for 150 homes and 0.13 hectares of employment land to provide more flexibility for a suitable residential-led mixed-use scheme that properly takes into account the site's constraints and its heritage assets.</p>	<p>The Modification will require the re-appraisal of both the site against the site appraisal framework (a 'policy-off' assessment) and the proposed content of Policy SAMU1 (a 'policy-on' assessment).</p>

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			<p>including on the Stour and Orwell Estuaries SPA and Ramsar site, should be undertaken. Development will only be permitted where a project level assessment has demonstrated in accordance with the Habitat Regulations, that any proposal will not adversely affect the integrity of the Stour and Orwell Estuaries SPA and Ramsar site, either alone or in-combination. If significant effects are considered likely, an appropriate mitigation strategy should be submitted or compensatory habitat provided;</p> <p>eb. the principal point of vehicular access to both the northern and southern plots will be via the existing accesses off High Street (with improvements where necessary and/or appropriate);</p>		

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			<p>[MOD B]</p> <p><u>fc.</u> capacity and/or safety enhancements to the local highway network where necessary;</p> <p><u>gd.</u> where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure. In particular, enhancement of the Essex Way must be delivered;</p> <p><u>he.</u> views across the Stour Estuary must be maintained;</p> <p><u>if.</u> delivery of opportunities for the protection and enhancement of the historic environment (having particular regard to the maritime heritage of the area);</p> <p><u>ig.</u> protection of the adjoining nature conservation interests, biodiversity and landscape quality during construction</p>	<p>MOD C: To ensure the policy properly reflects the expectations of the NHS in respect of healthcare provision and removes unnecessary reference to public accessibility to the registered Village Green (the quayside) which would only be applicable to the northern site which is proposed for removal from the allocation.</p>	

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			<p>work and thereafter;</p> <p>kh. financial contributions to primary and secondary education provision as required by the Local Education Authority either through the Community Infrastructure Levy or Section 106 Planning Obligations;</p> <p>li. regards must be given to ensure public accessibility to the registered Village Green. financial contributions to healthcare provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations. [MOD C]</p>		
MM43.4	195 196	Policy SAMU2: Development at Hartley Gardens,	<p><i>Various modifications to Policy SAMU2.</i></p> <p>Land north of Bockings Elm and west of A133 shown on</p>	To reflect more up to date evidence that has been produced in support of the Hartley Gardens development and to	The Modification will require the re-appraisal of both the site against the site appraisal framework (a 'policy-off' assessment) and

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
		Clacton	<p>the Map SAMU2, <u>is allocated for long-term mixed use development as follows for the phased and comprehensive delivery of the following:</u></p> <p>a. 800-1,000 approximately 1,700 new homes of mixed sizes and types to meet evidenced local housing need within the Council's most up to date Strategic Housing Market Assessment and to include 30% affordable housing as set out in Policy LP5 as per the Council's requirements up to 2033; [MOD A]</p> <p>b. at least up to 7 hectares of land for employment; [MOD B]</p> <p>c. 2.1 hectares of land for a new two-form entry primary school with co-located 56 place early years and childcare facility, 1.3 hectares of land for a second 56 place stand-alone early years and childcare</p>	<p>strengthen the policy to promote a long-term master-planned approach.</p> <p>MOD A: To clarify the total dwelling capacity of the site and general expectations about housing mix.</p> <p>MOD B: To reflect latest Employment Land Review evidence which identifies an over-supply of employment land in Tendring, whilst still allowing for the possibility to deliver some additional employment land, if economic conditions support it.</p> <p>MOD C: To reflect the most up to date evidence on the likely educational requirements from Essex County Council.</p> <p>MOD D: To enable a flexible approach to the delivery of</p>	the proposed content of Policy SAMU2 (a 'policy-on' assessment).

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			<p>nursery (D4 use) and/or financial contributions towards primary school and secondary school provision as required by the Local Education Authority based on evidenced need through Section 106 Planning Obligations; [MOD C]</p> <p><u>d. New facilities and/or financial contributions to support new health provision based on evidenced need;</u> [MOD D]</p> <p>de. 1 hectare of public open space</p> <p><u>Green infrastructure which should provide a multi-functional and connected network, including amenity green space, parks, allotments and natural and semi natural green space (meeting the standards set out in Policy HP5) and providing for</u></p>	<p>health provision and provide options for how this is best delivered.</p> <p>MOD E: To correct an error in the policy which only required 1 hectare of public open space, instead allowing flexibility for the most appropriate approach to green infrastructure to be developed as part of the masterplanning process.</p> <p>MOD F: To reflect the latest national policy and Natural England guidance on biodiversity net gain.</p> <p>MOD G: To set out general expectations for transport connectivity at and within the site, in place of the prescriptive requirement for a link road defining the northern boundary.</p> <p>MOD H: To set out general</p>	

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			<p><u>attractive green walking and cycling routes; [MOD E]</u></p> <p><u>f. To deliver at least 10% biodiversity net gain; [MOD F]</u></p> <p><u>g. A sustainable movement network, including principal points of highway access, a hierarchy of streets, facilitating public transport and prioritising the connection of walking and cycling routes within the site and beyond; and [MOD G]</u></p> <p><u>h. The provision of sufficient utility infrastructure working with the relevant infrastructure providers to ensure that such provision is achieved in a timely manner. [MOD H]</u></p> <p><u>The development will follow a comprehensively master-planned approach to be set out in a site-specific Supplementary Planning</u></p>	<p>expectations in regard to utilities infrastructure.</p> <p>MOD I: To set out the purpose of the Supplementary Planning Document (SPD) that is proposed to be prepared in support of the development.</p> <p>MOD J: To set out the circumstances in which the Council may be able to support some development coming forward ahead of the adoption of a new SPD.</p>	

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			<p><u>Document (SPD). The purpose of the SPD will be as follows:</u></p> <p><u>i. provide further detail on the geographical extent and boundary of the allocation, ensuring a defensible and sensitive boundary to the open countryside beyond;</u></p> <p><u>ii. provide the means to inform, assess and determine planning applications and secure comprehensive, co-ordinated and integrated sustainable development; and</u></p> <p><u>iii. facilitate and support the co-ordination and timely delivery of the green, social and physical infrastructure necessary to facilitate growth in this location.</u></p> <p><u>The above requirements aim to ensure the comprehensive and co-ordinated development of the site, to ensure the masterplanning principles</u></p>	<p>MOD K: A new section of the policy setting out the 'Masterplanning Principles' to be developed further through the SPD and to be followed in any development proposals for the Hartley Gardens site.</p>	

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			<p><u>below are addressed and to provide a clear delivery plan to ensure the right infrastructure is funded and delivered at the right place and at the right time. [MOD 1]</u></p> <p><u>In addition, development in advance of the Hartley Gardens SPD may be permitted provided that:</u></p> <ul style="list-style-type: none"> - <u>There would be no conflict or prejudice to the delivery of the wider Hartley Gardens development (including its infrastructure requirements) and would not undermine the integrated and co-ordinated approach to the wider development;</u> - <u>The development demonstrably conforms to the policy requirements and</u> 		



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			<p><u>principles of Policy SAMU 2 Hartley Gardens;</u></p> <ul style="list-style-type: none"> - <u>The proposal can demonstrate that it would not compromise the delivery of a site wide highway infrastructure strategy; or the delivery of sustainable modes of transport within the scheme and that the residual impacts upon the transport network will not be severe.</u> <p>[MOD J]</p> <p>Masterplanning Principles</p> <p>Proposals must</p> <p><u>The Hartley Gardens SPD will provide further guidance to meet the following principles and all development proposals should accord with these:</u></p>		

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			<p><u>i) create a series of permeable and legible well defined streets which prioritise cycle and pedestrian routes which link into the existing built up area and local facilities (e.g. retail and schools);</u></p> <p><u>j) identify off site highway works required to support new development, their phasing and funding;</u></p> <p><u>k) identify public transport measures to ensure sufficient access to the site by bus, rail, walking and cycling routes within the site with strong and positive linkages to the existing network;</u></p> <p><u>l) create a high quality built and natural environment that respects the built and landscape character and context of the local area and which reflects the guidance in</u></p>		

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			<p><u>the National Design Guide and the Essex Design Guide;</u></p> <p><u>m) incorporate in the design of new development measures to minimise the contribution to climate change and to ensure new development is resilient and adaptable to the effects of climate change;</u></p> <p><u>n) create a connected multi-functional green infrastructure network which protects and enhances existing site features of landscape and ecological value and any veteran trees, hedgerows and other important landscape features and important habitats;</u></p> <p><u>o) ensure no net loss of biodiversity, and to deliver a 10% net gain as well as securing positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-</u></p>		

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			<p><u>natural habitats within and through the site to maintain, restore and create functional ecological networks;</u></p> <p><u>p) establish a sustainable drainage system across the site that integrates with the green infrastructure network and utilises where practicable existing watercourses (e.g. Hartley Brook and Pickers Ditch), ponds, ditches and any greenways associated with retained hedgerows and maximised habitat value;</u></p> <p><u>g) create a landscape structure that retains and utilises existing landscape features (such as hedgerows, trees, Hartley Brook and Pickers Ditch) and uses new planting and landscaping to sensitively integrate new built development and provide an attractive green setting;</u></p>	<p>MOD L: Deletion of criteria within the policy that are to be replaced by the new requirements set out above.</p>	

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			<p><u>r) use structural planting and the location, orientation and design of new buildings to maintain the landscape setting and separate identity of Little Clacton and to carefully screen and sensitively integrate new infrastructure and buildings from the open countryside to the west to minimise any visual impact;</u></p> <p><u>s) identify opportunities to preserve and enhance the setting and significance of heritage assets, including at Bovills Hall, Earls Hall and Dutchess Farmhouse and Bluehouse Farm;</u></p> <p><u>kt) where an archaeological evaluation (trial trenching where necessary) identifies surviving archaeological deposits, an appropriate mitigation strategy for preservation in situ or by</u></p>		

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			<p><u>excavation should be submitted;</u></p> <p><u>u) demonstrate that no internationally designated sites would be adversely affected by the development either alone or in combination with other proposals as per the requirements of Policy PPL4 and future proposals will need to demonstrate no adverse impact on water quality as per the requirements of Policy PPL5; and</u></p> <p><u>v) demonstrate how a phased approach to development can deliver the required infrastructure in a coordinated and timely manner and to create an integrated and sustainable community. [MOD K]</u></p> <p><u>e. Inclusion of a master planned approach which</u></p>		

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			<p>addresses the opportunities for development post-2033;</p> <p>f. inclusion of a new link road between the A133 and B1027 along the north-western boundary of the site. The principal points of access must be from the new link road. To provide a strategic site-wide movement</p> <p>g. Capacity and/or safety enhancements to the local highway network where necessary</p> <p>h. where necessary, enhancements to public transport, cycle, pedestrian and bridleway infrastructure</p> <p>h. inclusion of appropriate flood risk mitigation measures and SUDs</p> <p>j. The design and layout of the development must have regard</p>		

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			<p>to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures;</p> <p>l. due regard should be given to the setting and significance of other heritage assets</p> <p>m. incorporation of upgrades to both treatment infrastructure, network, water and drainage strategy to serve the new development;</p> <p>n. financial contributions to early years and childcare, primary and secondary education provision as required by the Local Education Authority through Section 106 Planning Obligations;</p> <p>o. financial contributions towards other community facilities such as health provision as required by the</p>		

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			NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations. [MOD L]		
MM44.2	198 199	Policy SAMU3: Development at Oakwood Park, Clacton	<p><i>Various modifications to Policy SAMU3..</i></p> <p>Land north of Clacton-on-Sea, between Holland Road and the Oakwood Business Park (Oakwood Park, Clacton), shown on the Map SAMU3, is allocated for a mix of residential development, community facilities and public open space as follows:</p> <p>a. 21.1 hectares of new homes of mixed sizes and types to include affordable housing as per the Council's requirements; [MOD A]</p> <p>ba. at least 500</p> <p><u>approximately 900 new</u></p>	<p>MOD A: Criterion considered unnecessary in light of MOD B.</p> <p>MOD B: To clarify the total capacity of the site and expectations around housing mix.</p> <p>MOD C: Modifications to criteria b to f to remove overly prescriptive land-take requirements and instead indicate approximate amounts. Also to reflect latest evidence of education requirements from Essex County Council and to clarify expectations around the activities to be included in the proposed neighbourhood centre.</p>	The Modification will require the re-appraisal of the proposed content of Policy SAMU3 (a 'policy-on' assessment).

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			<p>homes</p> <p>to be delivered during the plan period to 2033</p> <p><u>of mixed sizes and type to include affordable housing and</u></p> <p>around 180 dwellings which address a specific requirement for accommodation designed for</p> <p><u>to address the needs of older residents; [MOD B]</u></p> <p>eb. approximately 3.3 hectares of public open space;</p> <p>dc. approximately 2.1 hectares of land for a new <u>two-form entry</u> primary school with co-located 56 place early years and childcare facility (D1 use) as required by the Local Education Authority through Section 106 Planning</p>	<p>MOD D: To ensure that development is planned to take into account and not prejudice the longer-term potential for development on adjoining land.</p> <p>MOD I: To more clearly explain that the phase 1 development (Flint Grange] from which access will be secured is an approved development.</p> <p>MOD J: To ensure development protects and enhances the rural character of the bridleway</p>	

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			<p>Obligations;</p> <p>ed. <u>approximately 2.04</u> hectares of land for care and extra care facilities;</p> <p>fe. <u>approximately 1.93</u> 2 hectares of land for a local <u>neighbourhood centre to include local shops, services and community facilities;</u> and</p> <p>gf. <u>approximately 1.0</u> hectares of land for health care facilities;</p> <p>[MOD C]</p> <p>Proposals must accord with the following:</p> <p>hg. <u>inclusion of development at urban to suburban densities (average of 30 dph) and include a master planned approach which addresses the opportunities for further development post-2033 and does not preclude any future development on adjoining</u></p>	<p>that runs through the site.</p>	

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			<p><u>land</u>. [MOD D]</p> <p>ih. the principal point of vehicular access should be off Thorpe Road through the commitment <u>approved housing development on land</u> to the west utilising the recently constructed roundabout and only if necessary a secondary access off Holland Road to the north; [MOD I]</p> <p>jj. capacity and/or safety enhancements to the local highway network where necessary;</p> <p>kj. where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure;</p> <p>lk. delivery of opportunities for the protection and enhancement of the historic environment and features and settings including the built and</p>		

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			<p>archaeological environment <u>as well as the rural character of the bridleway running through the centre of the site</u>; [MOD J]</p> <p>m. where an archaeological evaluation (trial trenching where necessary) identifies surviving archaeological deposits, an appropriate mitigation strategy for preservation in situ or by excavation should be submitted;</p> <p>m. the design and layout of the development must have regard to the surrounding landscape, seeking to minimise visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features. As part of this, appropriate landscaping treatment along the northern and eastern fringes of the site</p>		

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			<p>is required to minimise visual impacts;</p> <p><u>en</u>. financial contributions to early years and childcare, primary and secondary education provision, as required by the Local Education Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy;</p> <p><u>po</u>. Early engagement with Anglian Water to secure upgrades to both treatment infrastructure and network and to formulate a water and drainage strategy to serve the new development;</p> <p><u>ep</u>. Financial contributions towards community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section</p>		

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			106 Planning Obligations.		
MM45.1	201 202	Policy SAMU4: Development at Rouses Farm, Jaywick Lane, Clacton Criteria a. to e.	<p><i>Updates to criteria a., b. and d. in Policy SAMU4.</i></p> <p>Land at Rouses Farm, west of Jaywick Lane and south of St. John's Road, Clacton-on-Sea, as defined on Map SAMU4, is allocated for a mix of residential development, community facilities and public open space as follows:</p> <p>a. <u>at least 850 up to 950</u> new homes of mixed sizes and types to include affordable housing as per the Council's requirements up to 2033 and features to support a range of housing sizes and types to reflect the needs of the area requirements;</p> <p>b. a new <u>two-form entry</u></p>	To reflect the fact that this site is the subject of a Planning Committee resolution to grant outline planning permission for a scheme of 950 homes it total to be served by a two-form entry primary school and for which there is a draft s106 legal agreement to deliver either a new healthcare facility or a financial contribution towards primary healthcare depending on the preference of the NHS.	The Modification will require the re-appraisal of the proposed content of Policy SAMU4 (a 'policy-on' assessment).

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			<p>primary school with co-located 56 place early years and childcare facility (D1 use) on 2.1 hectares of land as required by the Local Education Authority through Section 106 Planning Obligations;</p> <p>c. a new neighbourhood centre;</p> <p>d. a site for a new healthcare facility to meet the primary healthcare infrastructure <u>or a financial contribution towards the delivery of healthcare capacity to meet the needs of the growing population in West Clacton;</u></p> <p>e. a minimum of 5 hectares of public open</p>		

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			space;		
MM46.2	204 205	Policy SAMU5: Development South of Thorpe Road, Weeley Second part of policy, criteria g. & h.	<p><i>Modifications to criteria g. and h. of Policy SAMU5 in respect of bridleways and provision of a multi-user bridge.</i></p> <p>g. where necessary, enhancements to public transport, cycle, and pedestrian <u>and bridleway</u> infrastructure;</p> <p>h. provision of a <u>pedestrian/cycle multi-user bridge over the railway line, capable of use by pedestrians, cyclists and equestrians</u>, as a replacement for the existing level crossing prior to the occupation of the one-hundredth dwelling;</p>	To ensure bridleway infrastructure is, where necessary enhanced, and to reflect the fact that the site is now the subject of outline planning permission for which a multi-user bridge has been discovered to be necessary.	The Modification will require the re-appraisal of the proposed content of Policy SAMU5 (a 'policy-on' assessment).
MM47.2	211 212	Policy SAH3: Development Robinson	<i>Policy SAH3, Map SAH3 and supporting paragraphs 9.8 and</i>	To reflect the fact that the site has obtained planning permission for 115 dwellings	The Modification will require amendments to the SA in the form of the cumulative

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	213	Road, Brightlingsea	<i>9.61-9.63 to be deleted in their entirety from the Local Plan.</i>	and is already well under construction. The policy is therefore no longer considered necessary.	and synergistic effects of the Plan's allocations, and where necessary amendments to the concluding sections.
MM49.2	215 216	Policy SAE2: Land South of Long Road, Mistley	<i>Policy SAE2, Map SAE2 and supporting paragraphs 9.10 and 9.10.1 to be deleted in their entirety from the Local Plan.</i>	Policy considered unnecessary as the site already has planning permission and the policy serves only to repeat requirements set out in other policies of the Local Plan – including Policy PP7 as proposed for modification.	The Modification will require amendments to the SA in the form of the cumulative and synergistic effects of the Plan's allocations, and where necessary amendments to the concluding sections.
MM49.3	217 218	Policy SAE3: Lanswood Park, Elmstead Market	<i>Policy SAE3, Map SAE3 and supporting paragraphs 9.11, 9.11.1 and 9.11.2 to be deleted in their entirety from the Local Plan.</i>	Policy considered unnecessary as the site has obtained planning permission, is already being developed and will be protected for employment use under policy PP6.	The Modification will require amendments to the SA in the form of the cumulative and synergistic effects of the Plan's allocations, and where necessary amendments to the concluding sections.

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
MM49.4	219 220	Policy SAE4: Mercedes Site, Bathside Bay	<i>Policy SAE4, Map SAE4 and supporting paragraphs 9.12, 9.12.1 and 9.12.2 to be deleted in their entirety from the Local Plan.</i>	Policy considered unnecessary as the site has already been developed and would be protected for employment use under Policy PP6.	The Modification will require amendments to the SA in the form of the cumulative and synergistic effects of the Plan's allocations, and where necessary amendments to the concluding sections.
MM49.5	221 222 223	Policy SAE5: Development at Mistley Port	<i>Policy SAE5, Map SAE5 and supporting paragraphs 9.13, 9.13.1, 9.13.2, 9.13.3, 9.13.4 and 9.13.5 to be deleted in their entirety from the Local Plan.</i>	Policy considered unnecessary and serves only to repeat requirements set out in other policies of the Local Plan. The port will be protected for employment use under Policy PP6.	The Modification will require amendments to the SA in the form of the cumulative and synergistic effects of the Plan's allocations, and where necessary amendments to the concluding sections.
MM49.6	223 224	Policy SAE6: Development at Mistley Marine	<i>Policy SAE6 and Map SAE6 to be deleted in their entirety from the Local Plan.</i>	Policy considered unnecessary and serves only to repeat requirements set out in other policies of the Local Plan. The marine will be protected for employment use under	The Modification will require amendments to the SA in the form of the cumulative and synergistic effects of the Plan's allocations, and where necessary amendments to the

Ref	Page	Policy / Paragraph	Main Modification	Reason for Modification	SA Screening
				Policy PP6.	concluding sections.
MM49.7	224 225 226	Policy SAE7: Stanton Europark	<i>Policy SAE7, Map SAE7 and supporting paragraphs 9.14, 9.14.1, 9.14.2, 9.14.3 and 9.14.4 to be deleted in their entirety from the Local Plan</i>	Policy considered unnecessary, serves only to repeat requirements set out in other policies of the Local Plan – including Policy PP7 as proposed for modification which would enable a suitable employment-led development to come forward, assisted through ‘Freeport’ status.	The Modification will require amendments to the SA in the form of the cumulative and synergistic effects of the Plan’s allocations, and where necessary amendments to the concluding sections.

Appendix 2: Re-appraisal of Site Allocations and Updated Position of Site Allocations

Re-Appraisal of Sites SAMU1 & SAMU2

As previously mentioned in this Addendum, two of the Plan's site allocations have been subject to boundary modifications. This requires the modified boundaries to be re-appraised against the site assessment framework devised for the submitted SA Environmental Report. These sites are:

- (Policy) SAMU1: Development at EDME Maltings, Mistley
- (Policy) SAMU2: Development at Hartley Gardens, Clacton

For context, site SAMU1 is proposed for the removal of the Thorn Quay Warehouse site north of the High Street.

SAMU2 is proposed for a larger modified site to which a Supplementary Planning Document (SPD) will apply. The revised boundary excludes the Brook Park West development to the south east which is already well under construction. It also includes additional land to the north and west which reflects new evidence on landscape and ecological sensitivity and provides greater scope for 'biodiversity net gain' and appropriate transport routes within the site. It is worthy of note that should an SPD be produced for the site, it is possible that further detailed SA/SEA work will be required.

Re-Appraisal of Site Options to Reflect Changes in Position since 2017

In the time that had elapsed between the preparation of the Section 2 Local Plan Sustainability Appraisal in 2017 and the examination of the Section 2 Plan in 2021, many of the sites that were assessed as allocations or alternative options for development have either been developed, are under construction, have obtained planning permission for development, or with a more up to date understanding of constraints or deliverability issues, are otherwise no longer considered to be a reasonable alternative for testing. The table below sets out the sites to be included / re-appraised at this current stage as the definitive list of site allocations and reasonable alternatives. An explanation as to the omission or rejection of all sites that have been considered throughout the SA process is included in Appendix 3.

Table 2: Sites to be included / re-appraised at this current stage

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
Clacton	CL2: Tendring 100 Waterworks Site, Clacton-on-Sea, CO16 8AW	Y (MSA6)	90 dwellings
	CL43: Hartley Gardens, Land North of Bockings Elm, Clacton	Y (SAMU2)	1,700 dwellings / up to 7ha
	CL45: Development at Oakwood Park, Clacton	Y (SAMU3)	900 dwellings
	CL46: Development at Rouses Farm, Jaywick Lane, Clacton	Y (SAMU4)	950 dwellings
	CL10: Land between A133 and Centenary Way, Clacton (comprises an amalgamation of sites – Land between Centenary Way and London Road (175 dwellings) and Land south of London Road (220 dwellings))	N	395 dwellings
	CL15: St. John's Nursery, Earls Hall Drive, Clacton-on-Sea CO16 8BP	N	195 dwellings
	CL25: Land off Lotus Way, Jaywick, Essex	N	400 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	CO15 2JE		
	CL26: Land West of Cherry Tree Avenue, Clacton-on-Sea CO15 1AS	N	300 dwellings
	CL31: land between railway line and Holland-on-Sea CO15 4BG	N	2,000 dwellings
	CL33: South East of Rush Green Road, Clacton	N	100 dwellings
	CL37: Foots Farm, South of Centenary Way	N	122 dwellings
	CL38 Land South of Coastal Academy	N	294 dwellings
	CL39: South of London Road	N	220 dwellings
	CL44: Adjacent Burrs Road /Sladbury's Lane	N	500 dwellings
	CL45(2) (New): Land at Foots Farm, north of Centenary Way and west of Thorpe Road	N	245 dwellings (Site SGG11 in the 2020 SHLAA)

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	CL46(2) (New): Land between Centenary Way and London Road	N	175 dwellings (Site SGG4 in the 2020 SHLAA)
	CL47 (New): Electric Parade site, Jackson Road/Pier Avenue	N	Yield unknown (site assessed on basis of a residential use)
	CL48 (New): Carnarvon Towers site, Station Road/Carnarvon Road	N	Yield unknown (site assessed on basis of a residential use)
	CL49 (New): Savoy Place Site, Rosemary Road	N	Yield unknown (site assessed on basis of a residential use)
Harwich	HA1: Land at Low Road, Dovercourt	Y (SAH2)	300 dwellings
	HA2: Land adjacent to Harwich & Parkeston Football Club, Main Road, Dovercourt.	Y (MSA8)	48
	HA12: Ferndale Road	N	13 dwellings
	HA15: Land between Ramsey and Little Oakley	N	1,700 dwellings
	HA18: Land west of Mayes Lane, adj to Two Villages School, Ramsey	N	71 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	HA22: Land South of Low Road, Dovercourt	N	390 dwellings
	HA27 (New): Land corner of Mayes Lane and Ramsey Road, Ramsey	N	55 dwellings
	HA28 (New): Land South of Oakley Road, between Deane's Lane and Little Oakley	N	1,415 dwellings (Site URB5 in the 2020 SHLAA)
	HA29 (New): Navyard Wharf, Kings Quay Street, Harwich CO12 3JJ	N	373 dwellings (Site SDB8 in the 2020 SHLAA)
Frinton / Walton	FW6: Station Yard/Avon Works, Walton	Y (MSA11)	40 dwellings
	FW11: Land north of Kirby Cross CO13 ODY (off the Sheltons)	N	900 dwellings
	FW12: Land to south of Kirby Cross and the Railway Line, Frinton-on-Sea CO13 OFB	N	1,2600 – 1,640 dwellings
	FW13: West of Halstead Road, Kirby Cross CO13 OLS	N	42 dwellings
	FW20: Land North West of Hamford Park	N	120 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	development, North of Lowe Chase		
	FW21: Land West of High Tree Avenue, Walton-on-the-Naze	N	14 dwellings
	FW22: Land West of Old Hall Lane, Walton-on-the-Naze	N	450 dwellings
	FW23: Land off First Avenue, Frinton-on-Sea CO13 9LW	N	67 dwellings
	FW30: Land West of North Street, Walton	N	20 dwellings
	FW31: Land East of Mill Lane, adjoining Walton Mere	N	16 dwellings
	FW32: Land West of Edenside, Frinton-on-Sea	N	85 dwellings
	FW34: Land r/o 185 Thorpe Road, Kirby Cross	N	35-40 dwellings
	FW35: Walton Mere, Walton-on-the-Naze	N	200 dwellings
	FW41 (New): Land East of Halstead Road Kirby Cross Frinton On Sea	N	130 dwellings (Site SGG12 in the 2020 SHLAA)

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	Essex CO13 0LP		
Manningtree/ Lawford/ Mistley	MA18: EDME site south of High Street, Mistley	Y (SAMU1)	100 dwellings
	MA4: Affinity Water Site, Mill Hill, Manningtree CO11 2AZ	N	90 dwellings
	MA10: Land off Colchester Road, Lawford	N	15 dwellings
	MA11: Land at Trinity Road, Mistley	N	75 dwellings
	MA13: Land off Grange Road, Lawford	N	110 dwellings
Brightlingsea	BR4: Land West of Lodge Lane, Brightlingsea	N	160 dwellings
	BR5: Land at Brightlingsea Hall Farm, West of Church Road, Brightlingsea CO7 0SA	N	300 dwellings
	BR6: Land North of Church Road, Brightlingsea	N	230 dwellings
	BR7: Land off Morses Lane, Brightlingsea	N	270 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
Alresford	AL4: South of Wivenhoe Road and West of Church Road, Alresford CO7 8AX	N	176 dwellings
	AL6: Adjacent to 2 Wivenhoe Road, Alresford (south of Wivenhoe Road)	N	145 dwellings
	AL7 (New): Land at Tenpenny Farm, North of St Osyth Road Alresford Essex	N	50 dwellings
	AL8 (New): Land South of Main Road Alresford Essex CO7 8DG	N	40 dwellings
Elmstead Market	ELM1: Land North of Meadow Close and West of Holly Way, Elmstead Market CO7 7QR	N	58 dwellings
	ELM10: Land end of Orchard Close, Elmstead Market	N	100 dwellings
	ELM12 (New): Land to the north of Colchester Road and east of Tye Road, Elmstead Market	N	30 dwellings
	ELM13 (New): Land to The East of Tye Road Elmstead Colchester	N	18 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	Essex CO7 7BB		
	ELM14 (New): Land to The North of Bromley Road Elmstead Essex CO7 7BX	N	45 dwellings
Great Bentley	GB6: South of Thorrington Road, Great Bentley	N	60 dwellings
	GB7: North of Thorrington Road, Great Bentley	N	90 dwellings
	GB8: West of Plough Road, Great Bentley	N	90 dwellings
	GB14 (New): South of Station Field, East of Plough Road, Great Bentley	N	500 dwellings
	GB15 (New): Land West of Heckfords Road Great Bentley (North of Fusiliers Green), Essex CO7 8RR	N	50 dwellings
St. Osyth	SO1: Land at Folly Farm, South of Rochford Road and rear of properties in Clacton Road and Rochford Road, St. Osyth CO16 8PH	N	100 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	SO2: Land South of Clacton Road, St. Osyth CO16 8PR	N	80 dwellings
	SO5: Land North B1027/East of Clay Lane, St. Osyth (alongside St. Osyth Bypass)	N	10+ dwellings
	SO6 (New): Land at Warren Farm, The Bury, St Osyth CO16 8EH	N	13 dwellings
Thorpe-le-Soken	TS2: Land North of New Town Road, Thorpe-le-Soken CO16 0ER	N	60 dwellings
	TS3: Land off Lonsdale Road, Thorpe-le-Soken	N	83 dwellings
Frating/ Great Bromley	FGB2: Area 1: South of Frating	N	1,500 dwellings
	FGB3: Area 2: East of Frating/Great Bromley	N	1,200 dwellings
	FGB4: Area 3: West of Frating/Great Bromley	N	1,500 dwellings
	FGB5: Area 4: South West of Frating/Great Bromley	N	1,500 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	FGB6: Area 6: Ravens Green	N	1,200 dwellings
Weeley	WE1: Land at Weeley Council Offices	Y (MSA1)	24 dwellings
	WE2: Land between Tendring Park Services and Weeley Bridge, CO16 9AD	N	800 dwellings
	WE5: West A133, Weeley	N	1,200+ dwellings
	WE7: Land at Hawk Farm, North of B1033, Weeley CO16 9AG	N	370 dwellings
	WE8: Land at Saxon Lodge, Colchester Road, Weeley	N	34 dwellings
	WE9: Land off Crow Lane, Weeley	N	300 dwellings
	WE10: Barleyfields, South of Thorpe Road, Weeley	Y (SAMU5)	280 dwellings
	WE19: Land to rear of Rainbow Nursery, Weeley	N	(Site RSC20 in the 2020 SHLAA)
Little Clacton	LC4: Land East of the	N	170 dwellings

Settlement	2017 SA reference & address	Allocated Y/N	Indicative dwelling yield (notes) / employment land
	Street, Little Clacton		
	LC6: Land rear of Kempton Park	N	40 dwellings
	LC7: Land North of Batemans Lane	N	60 dwellings
	LC9: Land South of Batemans Lane and North of Talbot Road	N	40 dwellings
	LC10: Land at Progress Way, Little Clacton	N	90 dwellings
	LC11: Land West of Grove Road, Little Clacton	N	100 dwellings (Site RSC13 in the 2020 SHLAA).

The Assessment of the Plan's Allocations and Reasonable Alternatives

The following table outlines the assessment of the Plan's allocations and reasonable alternatives that can be considered definitive at the time of writing. How the options have been identified, and the methodology for assessing the sites, including the reasons for excluding sites from consideration within the SA, remain the same as presented in Appendix 2 of the 2017 SA Environmental Report (pages 239 to 241).

Table 3: Assessment of Sites in Clacton

SA Objective	Site reference																		
	Allocations				Alternatives														
	CL2	CL43	CL45	CL46	CL10	CL15	CL25	CL26	CL31	CL33	CL37	CL38	CL39	CL44	CL45(2)	CL46(2)	CL47	CL48	CL49
1). To provide decent and affordable homes for all																			
Housing growth	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing types	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Housing design / density	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land																			
Regeneration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail, office and leisure	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	?	?	?
Greenfield / PDL / Landscape	++	-	-	-	-	++	-	-	-	-	-	-	-	-	-	-	++	++	++
Access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	++	++	++
3). Harness the District's economic strengths																			

SA Objective	Site reference																		
	Allocations				Alternatives														
	CL2	CL43	CL45	CL46	CL10	CL15	CL25	CL26	CL31	CL33	CL37	CL38	CL39	CL44	CL45(2)	CL46(2)	CL47	CL48	CL49
Emp. floorspace	0	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	?	?	?
Cultural, Visitor & Tourism	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	?	?
Town centres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	++	++	++
Rural economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways																			
Public transport	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	++	++
Port related dev.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes																			
Distance to primary school	--	+	--	+	+	-	++	+	+	+	-	+	+	+	-	+	+	+	+
Distance to secondary school	--	-	--	+	+	-	+	+	++	+	--	++	--	--	--	--	-	+	+
Primary school capacity	-	-	-	-	-	+	-	-	-	-	-	-	-	-	-	-	-	-	-

SA Objective	Site reference																		
	Allocations				Alternatives														
	CL2	CL43	CL45	CL46	CL10	CL15	CL25	CL26	CL31	CL33	CL37	CL38	CL39	CL44	CL45(2)	CL46(2)	CL47	CL48	CL49
Secondary school capacity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distance to GP	++	+	+	+	+	-	+	+	+	+	-	-	-	+	+	-	++	++	++
Open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets																			
Historic Environment	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	?	+
Accessible natural green space	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SSSIs	?	?	?	?	?	0	?	?	0	?	?	?	0	?	?	0	0	0	0
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7). Reduce contributions to climate change																			
Renewable energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Site reference																		
	Allocations				Alternatives														
	CL2	CL43	CL45	CL46	CL10	CL15	CL25	CL26	CL31	CL33	CL37	CL38	CL39	CL44	CL45(2)	CL46(2)	CL47	CL48	CL49
AQMAs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contamination	0	0	0	0	0	?	?	0	?	0	?	0	0	0	0	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts																			
Ground water	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Fluvial flood risk	+	+	+	+	+	+	-	+	+	+	+	+	+	-	+	+	+	+	+
Surface water flood risk	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Minerals safeguarding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WCZ	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 4: Assessment of Sites in Harwich

SA Objective	Site Reference								
	Allocations		Alternatives						
	HA1	HA2	HA12	HA15	HA18	HA22	HA27	HA28	HA29
1). To provide decent and affordable homes for all									
Housing growth	+	+	+	+	+	+	+	+	+
Housing types	?	?	?	?	?	?	?	?	?
Housing design / density	+	+	+	+	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land									
Regeneration	0	0	-	0	0	0	0	0	-
Retail, office and leisure	0	0	0	0	0	0	0	0	0
Greenfield / PDL / Landscape	-	+	-	-	-	-	-	-	++
Access	+	+	++	-	-	-	-	-	++
3). Harness the District's economic strengths									

SA Objective	Site Reference								
	Allocations		Alternatives						
	HA1	HA2	HA12	HA15	HA18	HA22	HA27	HA28	HA29
Emp. floorspace	0	0	0	0	0	0	0	0	?
Cultural, Visitor & Tourism	0	0	0	0	0	0	0	0	0
Town centres	+	+	++	-	-	-	-	-	++
Rural economy	0	0	0	0	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways									
Public transport	+	++	++	+	+	+	+	+	++
Port related dev.	0	0	0	0	0	0	0	0	-
5). To build stronger more resilient sustainable communities with better education and social outcomes									
Distance to primary school	++	++	+	+	++	+	++	++	+
Distance to secondary school	-	+	--	--	--	+	--	--	--
Primary school capacity	-	-	+	-	-	-	-	-	-

SA Objective	Site Reference								
	Allocations		Alternatives						
	HA1	HA2	HA12	HA15	HA18	HA22	HA27	HA28	HA29
Secondary school capacity	+	+	+	-	+	+	+	+	+
Distance to GP	-	++	--	--	--	+	--	--	--
Open space	++	++	++	++	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets									
Historic Environment	+	+	+	?	+	+	?	?	-
Accessible natural green space	+	+	+	+	+	+	+	+	+
SSSIs	?	0	?	?	?	?	?	-	-
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0	0	0	0	0
Ancient Woodland,	+	+	+	+	+	+	+	+	+



SA Objective	Site Reference								
	Allocations		Alternatives						
	HA1	HA2	HA12	HA15	HA18	HA22	HA27	HA28	HA29
Protected Lanes, TPOs									
7). Reduce contributions to climate change									
Renewable energy	0	0	0	0	0	0	0	0	0
AQMAs	0	0	0	0	0	0	0	0	0
Contamination	0	0	?	0	0	0	0	0	?
8). To conserve and enhance natural resources and reduce climate change impacts									
Ground water	+	+	+	+	+	+	+	+	+
Fluvial flood risk	+	+	-	+	+	+	+	?	?
Surface water flood risk	++	+	+	++	+	+	+	+	?
Minerals safeguarding	0	0	0	0	0	0	0	0	0
WCZ	0	0	0	0	0	0	0	0	0

Table 5: Assessment of Sites in Frinton / Walton

SA Objective	Site Reference													
	Allo- cation	Alternatives												
	FW6	FW11	FW12	FW13	FW20	FW21	FW22	FW23	FW30	FW31	FW32	FW34	FW35	FW41
1). To provide decent and affordable homes for all														
Housing growth	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Housing types	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Housing design / density	+	+	+	+	+	+	+	+	+	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land														
Regeneration	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail, office and leisure	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenfield / PDL / Landscape	+	-	-	-	-	-	-	-	-	-	-	-	++	-
Access	++	-	-	-	-	--	--	-	-	-	-	-	-	-
3). Harness the District's economic strengths														

SA Objective	Site Reference													
	Allo- cation	Alternatives												
		FW6	FW11	FW12	FW13	FW20	FW21	FW22	FW23	FW30	FW31	FW32	FW34	FW35
Emp. floorspace	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town centres	++	-	-	-	-	--	--	-	-	-	-	-	-	-
Rural economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways														
Public transport	++	++	+	++	++	+	+	++	++	++	+	+	++	++
Port related dev.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes														
Distance to primary school	+	++	+	++	+	+	-	++	++	++	+	--	++	++
Distance to secondary school	+	--	--	--	-	--	--	--	--	--	+	--	--	--
Primary school capacity	-	-	-	-	-	+	-	-	+	+	-	-	+	-

SA Objective	Site Reference													
	Allo- cation	Alternatives												
		FW6	FW11	FW12	FW13	FW20	FW21	FW22	FW23	FW30	FW31	FW32	FW34	FW35
Secondary school capacity	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Distance to GP	+	+	--	+	+	-	-	+	++	++	+	--	++	+
Open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets														
Historic Environment	+	-	-	+	+	+	-	+	+	+	+	+	+	-
Accessible natural green space	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SSSIs	0	?	?	?	?	?	?	?	0	0	?	?	0	?
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	-	+	+	+	+	+	+	+	+	+	+	+	+
7). Reduce contributions to climate change														

SA Objective	Site Reference													
	Allo- cation	Alternatives												
		FW6	FW11	FW12	FW13	FW20	FW21	FW22	FW23	FW30	FW31	FW32	FW34	FW35
Renewable energy	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AQMAs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contamination	?	0	0	0	0	0	0	0	0	0	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts														
Ground water	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Fluvial flood risk	+	+	+	+	?	+	+	?	-	-	+	+	+	+
Surface water flood risk	++	+	++	+	+	++	+	+	+	+	+	+	+	++
Minerals safeguarding	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WCZ	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 6: Assessment of Sites in Manningtree / Mistley / Lawford

SA Objective	Site Reference				
	Allocation	Alternatives			
	MA18	MA4	MA10	MA11	MA13
1). To provide decent and affordable homes for all					
Housing growth	+	+	+	+	+
Housing types	?	?	?	?	?
Housing design / density	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land					
Regeneration	0	0	0	0	0
Retail, office and leisure	0	0	0	0	0
Greenfield / PDL / Landscape	++	+	-	-	-
Access	+	+	+	+	+
3). Harness the District's economic strengths					
Emp. floorspace	0	-	0	0	0
Cultural, Visitor & Tourism	0	0	0	0	0

SA Objective	Site Reference				
	Allocation	Alternatives			
	MA18	MA4	MA10	MA11	MA13
Town centres	+	+	+	+	+
Rural economy	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways					
Public transport	+	+	+	+	+
Port related dev.	0	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes					
Distance to primary school	+	++	+	+	+
Distance to secondary school	+	++	+	+	+
Primary school capacity	-	-	-	-	-
Secondary school capacity	-	-	-	-	-
Distance to GP	+	++	+	+	+
Open space	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets					

SA Objective	Site Reference				
	Allocation	Alternatives			
	MA18	MA4	MA10	MA11	MA13
Historic Environment	--	+	+	+	+
Accessible natural green space	+	+	+	+	+
SSSIs	?	?	?	?	?
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+	+
7). Reduce contributions to climate change					
Renewable energy	0	0	0	0	0
AQMAs	0	0	0	0	0
Contamination	0	?	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts					
Ground water	--	--	+	+	+
Fluvial flood risk	++	++	+	+	+

SA Objective	Site Reference				
	Allocation	Alternatives			
	MA18	MA4	MA10	MA11	MA13
Surface water flood risk	+	--	+	+	+
Minerals safeguarding	0	0	0	0	0
WCZ	0	0	0	0	0

Table 7: Assessment of Sites in Brightlingsea

SA Objective	Site Reference			
	Alternatives			
	BR4	BR5	BR6	BR7
1). To provide decent and affordable homes for all				
Housing growth	+	+	+	+
Housing types	?	?	?	?
Housing design / density	+	+	+	+

SA Objective	Site Reference			
	Alternatives			
	BR4	BR5	BR6	BR7
2). To ensure that development is located sustainably and makes efficient use of land				
Regeneration	0	0	0	0
Retail, office and leisure	0	0	0	0
Greenfield / PDL / Landscape	-	-	-	-
Access	-	-	-	-
3). Harness the District's economic strengths				
Emp. floorspace	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0
Town centres	-	-	-	-
Rural economy	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways				
Public transport	+	+	+	+
Port related dev.	0	0	0	0

SA Objective	Site Reference			
	Alternatives			
	BR4	BR5	BR6	BR7
5). To build stronger more resilient sustainable communities with better education and social outcomes				
Distance to primary school	+	--	--	+
Distance to secondary school	++	+	+	+
Primary school capacity	-	-	-	-
Secondary school capacity	-	-	-	-
Distance to GP	+	-	--	--
Open space	++	++	++	++
6). Protect and enhance natural, historic and environmental assets				
Historic Environment	-	+	+	-
Accessible natural green space	+	+	+	+
SSSIs	?	?	?	?
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	-	-	-	-

SA Objective	Site Reference			
	Alternatives			
	BR4	BR5	BR6	BR7
7). Reduce contributions to climate change				
Renewable energy	0	0	0	0
AQMAs	0	0	0	0
Contamination	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts				
Ground water	+	+	+	+
Fluvial flood risk	+	+	+	+
Surface water flood risk	++	++	++	++
Minerals safeguarding	0	0	0	0
WCZ	0	0	0	0

Table 8: Assessment of Sites in Alresford

SA Objective	Site Reference			
	Alternatives			
	AL4	AL6	AL7	AL8
1). To provide decent and affordable homes for all				
Housing growth	+	+	+	+
Housing types	?	?	?	?
Housing design / density	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land				
Regeneration	0	0	0	0
Retail, office and leisure	0	0	0	0
Greenfield / PDL / Landscape	-	-	-	-
Access	-	-	-	-
3). Harness the District's economic strengths				
Emp. floorspace	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0

SA Objective	Site Reference			
	Alternatives			
	AL4	AL6	AL7	AL8
Town centres	-	-	-	-
Rural economy	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways				
Public transport	++	++	++	++
Port related dev.	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes				
Distance to primary school	++	+	+	-
Distance to secondary school	--	--	--	--
Primary school capacity	-	-	-	-
Secondary school capacity	-	-	-	-
Distance to GP	++	++	++	+
Open space	++	++	++	++
6). Protect and enhance natural, historic and environmental assets				

SA Objective	Site Reference			
	Alternatives			
	AL4	AL6	AL7	AL8
Historic Environment	-	+	-	-
Accessible natural green space	+	+	+	+
SSSIs	?	?	?	+
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+
7). Reduce contributions to climate change				
Renewable energy	0	0	0	0
AQMAs	0	0	0	0
Contamination	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts				
Ground water	+	+	+	+
Fluvial flood risk	+	+	+	+
Surface water flood risk	++	++	++	++

SA Objective	Site Reference			
	Alternatives			
	AL4	AL6	AL7	AL8
Minerals safeguarding	0	0	0	0
WCZ	0	0	0	0

Table 9: Assessment of Sites in Elmstead Market

SA Objective	Site Reference				
	Alternatives				
	ELM1	ELM10	ELM12	ELM13	ELM14
1). To provide decent and affordable homes for all					
Housing growth	+	+	+	+	+
Housing types	?	?	?	?	?
Housing design / density	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land					

SA Objective	Site Reference				
	Alternatives				
	ELM1	ELM10	ELM12	ELM13	ELM14
Regeneration	0	0	0	0	0
Retail, office and leisure	0	0	0	0	0
Greenfield / PDL / Landscape	-	-	-	-	-
Access	-	-	-	-	-
3). Harness the District's economic strengths					
Emp. floorspace	0	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0	0
Town centres	-	-	-	-	-
Rural economy	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways					
Public transport	+	+	+	+	+
Port related dev.	0	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes					

SA Objective	Site Reference				
	Alternatives				
	ELM1	ELM10	ELM12	ELM13	ELM14
Distance to primary school	+	+	+	+	+
Distance to secondary school	--	--	--	--	--
Primary school capacity	-	-	-	-	-
Secondary school capacity	+	+	+	+	+
Distance to GP	+	++	+	+	++
Open space	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets					
Historic Environment	+	+	+	+	+
Accessible natural green space	+	+	+	+	+
SSSIs	0	0	0	0	0
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+	+



SA Objective	Site Reference				
	Alternatives				
	ELM1	ELM10	ELM12	ELM13	ELM14
7). Reduce contributions to climate change					
Renewable energy	0	0	0	0	0
AQMAs	0	0	0	0	0
Contamination	0	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts					
Ground water	+	+	+	+	+
Fluvial flood risk	+	+	+	+	+
Surface water flood risk	+	++	++	++	++
Minerals safeguarding	0	0	0	0	0
WCZ	0	0	0	0	0

Table 10: Assessment of Sites in Great Bentley

SA Objective	Site Reference				
	Alternatives				
	GB6	GB7	GB8	GB14	GB15
1). To provide decent and affordable homes for all					
Housing growth	+	+	+	+	+
Housing types	?	?	?	?	?
Housing design / density	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land					
Regeneration	0	0	0	0	0
Retail, office and leisure	0	0	0	0	0
Greenfield / PDL / Landscape	-	-	-	-	-
Access	-	-	-	-	-
3). Harness the District's economic strengths					
Emp. floorspace	0	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0	0

SA Objective	Site Reference				
	Alternatives				
	GB6	GB7	GB8	GB14	GB15
Town centres	-	-	-	-	-
Rural economy	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways					
Public transport	++	+	++	+	+
Port related dev.	0	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes					
Distance to primary school	++	+	++	+	-
Distance to secondary school	--	--	--	--	--
Primary school capacity	-	-	-	-	-
Secondary school capacity	-	-	-	-	-
Distance to GP	++	+	+	+	+
Open space	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets					

SA Objective	Site Reference				
	Alternatives				
	GB6	GB7	GB8	GB14	GB15
Historic Environment	+	-	+	-	+
Accessible natural green space	+	+	+	+	+
SSSIs	0	0	0	?	0
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+	+
7). Reduce contributions to climate change					
Renewable energy	0	0	0	0	0
AQMAs	0	0	0	0	0
Contamination	0	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts					
Ground water	?	?	?	+	?
Fluvial flood risk	+	+	+	+	+

SA Objective	Site Reference				
	Alternatives				
	GB6	GB7	GB8	GB14	GB15
Surface water flood risk	++	++	++	++	++
Minerals safeguarding	0	0	0	0	0
WCZ	0	0	0	0	0

Table 11: Assessment of Sites in St. Osyth

SA Objective	Site Reference			
	Alternatives			
	SO1	SO2	SO5	SO6
1). To provide decent and affordable homes for all				
Housing growth	+	+	+	+
Housing types	?	?	?	?
Housing design / density	+	+	+	+

SA Objective	Site Reference			
	Alternatives			
	SO1	SO2	SO5	SO6
2). To ensure that development is located sustainably and makes efficient use of land				
Regeneration	0	0	0	0
Retail, office and leisure	0	0	0	0
Greenfield / PDL / Landscape	-	-	-	-
Access	-	-	-	++
3). Harness the District's economic strengths				
Emp. floorspace	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0
Town centres	-	-	-	-
Rural economy	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways				
Public transport	+	+	+	+
Port related dev.	0	0	0	0

SA Objective	Site Reference			
	Alternatives			
	SO1	SO2	SO5	SO6
5). To build stronger more resilient sustainable communities with better education and social outcomes				
Distance to primary school	+	++	+	++
Distance to secondary school	--	--	--	--
Primary school capacity	-	-	-	-
Secondary school capacity	-	-	-	-
Distance to GP	+	+	+	++
Open space	++	++	++	++
6). Protect and enhance natural, historic and environmental assets				
Historic Environment	+	+	+	-
Accessible natural green space	+	+	+	+
SSSIs	?	?	?	0
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+

SA Objective	Site Reference			
	Alternatives			
	SO1	SO2	SO5	SO6
7). Reduce contributions to climate change				
Renewable energy	0	0	0	0
AQMAs	0	0	0	0
Contamination	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts				
Ground water	+	+	+	+
Fluvial flood risk	+	+	+	+
Surface water flood risk	++	+	++	++
Minerals safeguarding	0	0	0	0
WCZ	0	0	0	0

Table 12: Assessment of Sites in Thorpe-le-Soken

SA Objective	Site Reference	
	Alternatives	
	TS2	TS3
1). To provide decent and affordable homes for all		
Housing growth	+	+
Housing types	?	?
Housing design / density	+	+
2). To ensure that development is located sustainably and makes efficient use of land		
Regeneration	0	0
Retail, office and leisure	0	0
Greenfield / PDL / Landscape	-	-
Access	-	-
3). Harness the District's economic strengths		
Emp. floorspace	0	0
Cultural, Visitor & Tourism	0	0

SA Objective	Site Reference	
	Alternatives	
	TS2	TS3
Town centres	-	-
Rural economy	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways		
Public transport	+	+
Port related dev.	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes		
Distance to primary school	++	++
Distance to secondary school	++	++
Primary school capacity	-	-
Secondary school capacity	-	-
Distance to GP	++	+
Open space	++	++
6). Protect and enhance natural, historic and environmental assets		

SA Objective	Site Reference	
	Alternatives	
	TS2	TS3
Historic Environment	+	+
Accessible natural green space	+	+
SSSIs	?	?
Habitats Sites, NNRs, LNRs, LoWSs	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+
7). Reduce contributions to climate change		
Renewable energy	0	0
AQMAs	0	0
Contamination	0	0
8). To conserve and enhance natural resources and reduce climate change impacts		
Ground water	+	+
Fluvial flood risk	+	+
Surface water flood risk	++	+



SA Objective	Site Reference	
	Alternatives	
	TS2	TS3
Minerals safeguarding	0	0
WCZ	0	0

Table 13: Assessment of Sites in Frating / Great Bromley

SA Objective	Site Reference				
	Alternatives				
	FGB2	FGB3	FGB4	FGB5	FGB6
1). To provide decent and affordable homes for all					
Housing growth	+	+	+	+	+
Housing types	?	?	?	?	?
Housing design / density	+	+	+	+	+

SA Objective	Site Reference				
	Alternatives				
	FGB2	FGB3	FGB4	FGB5	FGB6
2). To ensure that development is located sustainably and makes efficient use of land					
Regeneration	0	0	0	0	0
Retail, office and leisure	0	0	0	0	0
Greenfield / PDL / Landscape	-	--	--	-	-
Access	-	-	-	-	-
3). Harness the District's economic strengths					
Emp. floorspace	0	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0	0
Town centres	-	-	-	-	-
Rural economy	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways					
Public transport	+	+	+	+	+
Port related dev.	0	0	0	0	0

SA Objective	Site Reference				
	Alternatives				
	FGB2	FGB3	FGB4	FGB5	FGB6
5). To build stronger more resilient sustainable communities with better education and social outcomes					
Distance to primary school	--	--	--	--	--
Distance to secondary school	--	--	--	--	--
Primary school capacity	-	-	-	-	-
Secondary school capacity	-	-	-	-	-
Distance to GP	--	--	--	--	--
Open space	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets					
Historic Environment	-	+	-	-	+
Accessible natural green space	+	+	+	+	+
SSSIs	0	0	0	0	0
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0

SA Objective	Site Reference				
	Alternatives				
	FGB2	FGB3	FGB4	FGB5	FGB6
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+	+
7). Reduce contributions to climate change					
Renewable energy	0	0	0	0	0
AQMAs	0	0	0	0	0
Contamination	0	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts					
Ground water	?	?	+	+	+
Fluvial flood risk	+	+	+	+	+
Surface water flood risk	?	?	?	?	?
Minerals safeguarding	0	0	0	0	0
WCZ	0	0	0	0	0

Table 14: Assessment of Sites in Weeley

SA Objective	Site Reference							
	Allocation		Alternatives					
	WE1		WE2	WE5	WE7	WE8	WE9	WE19
1). To provide decent and affordable homes for all								
Housing growth	+	+	+	+	+	+	+	+
Housing types	?	?	?	?	?	?	?	?
Housing design / density	+	+	+	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land								
Regeneration	0	0	0	0	0	0	0	0
Retail, office and leisure	0	0	0	0	0	0	0	0
Greenfield / PDL / Landscape	++	--	-	--	-	-	-	-
Access	-	-	-	--	-	-	-	-
3). Harness the District's economic strengths								

SA Objective	Site Reference							
	Allocation		Alternatives					
	WE1		WE2	WE5	WE7	WE8	WE9	WE19
Emp. floorspace	0	+	0	0	0	0	0	-
Cultural, Visitor & Tourism	0	0	0	0	0	0	0	0
Town centres	-	--	-	--	-	-	-	-
Rural economy	0	+	0	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways								
Public transport	++	++	++	+	+	+	+	++
Port related dev.	0	0	0	0	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes								
Distance to primary school	++	++	++	-	-	+	+	+
Distance to secondary school	--	--	--	--	--	--	--	--
Primary school capacity	-	-	-	-	-	-	-	-
Secondary school capacity	-	-	-	-	-	-	-	-
Distance to GP	--	--	--	--	--	--	--	--

SA Objective	Site Reference							
	Allocation		Alternatives					
	WE1		WE2	WE5	WE7	WE8	WE9	WE19
Open space	++	++	++	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets								
Historic Environment	+	?	+	+	+	+	+	+
Accessible natural green space	+	+	+	+	+	+	+	+
SSSIs	0	0	0	0	?	0	0	0
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+	+	+	+	+
7). Reduce contributions to climate change								
Renewable energy	0	0	0	0	0	0	0	0
AQMAs	0	0	0	0	0	0	0	0
Contamination	0	0	0	0	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts								
Ground water	+	+	+	+	+	+	+	+

SA Objective	Site Reference							
	Allocation		Alternatives					
	WE1		WE2	WE5	WE7	WE8	WE9	WE19
Fluvial flood risk	+	?	+	+	+	+	+	+
Surface water flood risk	++	++	?	?	?	?	++	++
Minerals safeguarding	0	0	0	0	0	0	0	0
WCZ	0	0	0	0	0	0	0	0

Table 15: Assessment of Sites in Little Clacton

SA Objective	Site Reference					
	Alternatives					
	LC4	LC6	LC7	LC9	LC10	LC11
1). To provide decent and affordable homes for all						
Housing growth	+	+	+	+	+	+
Housing types	?	?	?	?	?	?

SA Objective	Site Reference					
	Alternatives					
	LC4	LC6	LC7	LC9	LC10	LC11
Housing design / density	+	+	+	+	+	+
2). To ensure that development is located sustainably and makes efficient use of land						
Regeneration	0	0	0	0	0	0
Retail, office and leisure	0	0	0	0	0	0
Greenfield / PDL / Landscape	-	-	-	-	-	-
Access	-	-	-	-	-	-
3). Harness the District's economic strengths						
Emp. floorspace	0	0	0	0	0	0
Cultural, Visitor & Tourism	0	0	0	0	0	0
Town centres	-	-	-	-	-	-
Rural economy	0	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways						

SA Objective	Site Reference					
	Alternatives					
	LC4	LC6	LC7	LC9	LC10	LC11
Public transport	+	+	+	+	+	+
Port related dev.	0	0	0	0	0	0
5). To build stronger more resilient sustainable communities with better education and social outcomes						
Distance to primary school	+	-	+	+	+	+
Distance to secondary school	--	--	--	--	--	--
Primary school capacity	-	-	-	-	-	-
Secondary school capacity	+	+	+	+	+	+
Distance to GP	--	--	--	--	--	--
Open space	++	++	++	++	++	++
6). Protect and enhance natural, historic and environmental assets						
Historic Environment	-	+	?	?	?	?

SA Objective	Site Reference					
	Alternatives					
	LC4	LC6	LC7	LC9	LC10	LC11
Accessible natural green space	+	+	+	+	+	+
SSSIs	0	?	?	?	?	?
Habitats Sites, NNRs, LNRs, LoWSs	0	0	0	0	0	0
Ancient Woodland, Protected Lanes, TPOs	+	+	+	+	+	+
7). Reduce contributions to climate change						
Renewable energy	0	0	0	0	0	0
AQMAs	0	0	0	0	0	0
Contamination	0	0	0	0	0	0
8). To conserve and enhance natural resources and reduce climate change impacts						
Ground water	+	+	+	+	+	+
Fluvial flood risk	++	++	++	++	++	++



SA Objective	Site Reference					
	Alternatives					
	LC4	LC6	LC7	LC9	LC10	LC11
Surface water flood risk	+	+	+	+	+	+
Minerals safeguarding	+	+	?	?	+	?
WCZ	0	0	0	0	0	0

Appendix 3: The Selection and Rejection of the Options Identified

The Reasonable Alternatives Identified for Assessment

The modifications proposed for the Plan’s policies have not yielded any reasonable alternatives to introduce for assessment at this stage and within this SA Addendum. A narrative as to the consideration of alternatives against all Policies / policy approaches is included within the assessment of those policies for which modifications have resulted in them being ‘screened in’.

A number of sites that were included as ‘reasonable alternatives’ in past iterations of the SA however have been identified as now ‘unreasonable’ due to the time that has elapsed since the 2017 SA Environmental Report was submitted and the examination of the Plan in 2021. The following tables of this Appendix sets out the reasons for the selection of the sites allocated within the Local Plan in light of the reasonable alternatives, and the reason for rejecting or omitting certain sites from consideration that were included within the 2017 SA Environmental Report as either allocations or alternatives. It also includes those newly introduced sites that have similarly been omitted from consideration or otherwise rejected.

Table 16: Reasons for the selection of the sites allocated

Policy reference and address	Reason for the selection of the sites allocated at this stage, in light of reasonable alternatives
SAMU1 – EDME Maltings	<p>The site is not proposed for deallocation as a mixed-use development, but given uncertainties over timeframes for redevelopment it is proposed to be deleted from Table LP2 and that the indicative 150 dwellings are not relied upon to address Tendring’s objectively assessed housing requirements. The concept of mixed-use development (of an unspecified quantum and type) is supported at this location as it is well located within the existing settlement development boundary, is well related to existing jobs and services and would represent brownfield land. The site can contribute to ensuring a better balance between the location of housing and jobs which will reduce the need to travel and promote sustainable growth.</p>
SAMU2 - Hartley Gardens, Clacton	<p>The site is relatively unconstrained in regard to environmental constraints and allows growth within and beyond the plan period to be supported by on-site infrastructure that can be of benefit to the wider existing community. Development at this site and location allows the delivery of housing, community facilities, a primary school, and open space to be delivered on site, and is preferred in favour to piecemeal development in and around Clacton.</p>
SAMU3 – Oakwood Park, Clacton	<p>The site is being promoted by a single developer and the proposal has not been the subject of many substantive objections following consultation on the Local Plan. The site is relatively unconstrained in regard to environmental constraints and allows growth within and marginally beyond the plan period to be supported by on-site infrastructure that can be of benefit to the wider existing community. Development at this site and location allows the delivery of housing, a primary school, open space and employment opportunities to be delivered on site, and is preferred in favour to piecemeal development in and around Clacton.</p>

Policy reference and address	Reason for the selection of the sites allocated at this stage, in light of reasonable alternatives
SAMU4 – Rouses Farm, Clacton	The site is the subject of a Planning Committee resolution to grant outline planning permission for a scheme of 950 homes it total to be served by a two-form entry primary school and for which there is a draft s106 legal agreement to deliver either a new healthcare facility or a financial contribution towards primary healthcare depending on the preference of the NHS. The site is not considered to have an irresolvable constrains on site and is demonstrably deliverable. Development at this site is preferred in favour to piecemeal development in and around Clacton.
SAMU5 – Land South of Council Offices, Weeley	The site has obtained outline planning permission (thus is not assessed within this SA Addendum), however remains allocated within the Local Plan to ensure that policy criteria exist to require the delivery of a multi-user bridge over the railway line capable of use by pedestrians, cyclists and equestrians, as well as wider bridleway infrastructure at the reserved matters stage.
SAH2 – Land West of Low Road, Dovercourt	The proposal has obtained outline planning permission yet remains allocated within the Local Plan to ensure that policy criteria exist and are relevant for any reserved matters application.
MSA1 – Land at Weeley Council Offices	The site represents the development of brownfield land within which there are no irresolvable environmental or infrastructure constraints. The site is favoured over greenfield sites within Weeley.
MSA6 – Former Tendring 100 Waterworks site, Clacton	The site would represent a logical infill of development that has a more compatible use to neighbouring land uses (residential) than its current use. There are no irresolvable issues on site and the site is subject to pre-application discussions ensuring deliverability in the plan period should the existing use re-locate. The site represents brownfield land, and is favoured

Policy reference and address	Reason for the selection of the sites allocated at this stage, in light of reasonable alternatives
	over similar sized greenfield sites within and around Clacton.
MSA8 – Land adjoining Harwich and Parkeston Football Club, Dovercourt	The site is allocated as it represents brownfield land, now only including the Council owned part of the site including the car park and former isolation hospital site. The site is within the settlement development boundary and is favoured over greenfield sites within and around the broad area.
MSA11 – Station Yard / Avon Works, Walton	The site has no irresolvable environmental or infrastructure constraints and would represent brownfield land. The site is in an accessible location next to the railway station and close to the town centre. The site is within the settlement development boundary and is favoured over greenfield sites within and around the broad area.

Table 17: Reasons for the rejection or omission of sites previously considered

SA reference and address	Reason for the rejection / omission at this stage
Clacton	
CL3: 522-524 St. John's Road, Clacton-on-Sea, CO16 8DY	Allocated as Site MSA4 in 2017 ELP for 43 homes however outline planning permission 17/01964/OUT now granted for 11 dwellings on part of the site and bringing the deliverability of the remaining land into question. The 2021 Modifications propose the deletion of the site from the Local Plan with it considered a 'commitment'.

SA reference and address	Reason for the rejection / omission at this stage
CL5: Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY	Site already developed for 14 dwellings.
CL6: Land off Cotswold Road, Clacton-on-Sea	Allocated as Site MSA2 in 2017 ELP but recommended for deletion in the 2021 modifications. The site previously had planning permission for 12 dwellings, however is no longer considered deliverable. A previous (now lapsed) planning permission had been intended to facilitate reconfiguration of adjoining factory site, but development did not take place and the Council has not been approached with a new proposal.
CL7: Station Gateway Development, Clacton-on-Sea	Allocated as Site MSA5 in ELP but recommended for deletion in 2021 mods. The site is currently operating in commercial use (Fullers Yard and Sadds Yard industrial areas) yet had been identified for potential development in an earlier 'Area Action Plan' for regeneration in Clacton Town Centre associated with the potential refurbishment of the railway station. Latest work on a plan for rejuvenating the town centre does not include development on this site as it continues to operate in commercial use and there have been no approaches from the landowners seeking redevelopment.
CL1: Clacton Garden Centre, St. John's Road, Clacton-on-Sea, CO16 8BJ	The site is operating in commercial use (Clacton Garden Centre) and there have been no approaches to the Council from the operator seeking redevelopment since the site was last promoted for redevelopment in the mid-2000s.
CL4: Land at Abigail Gardens, Clacton-on-Sea, CO15 5AT	The former playing field to the rear of Shorefields School has been redeveloped for nine dwellings and is no longer an option for future development.

SA reference and address	Reason for the rejection / omission at this stage
CL9: Land north of St. John's Road and West of Little Clacton Road, Clacton	Development off Legerton Drive has now been completed and this land is no longer an option for future development.
CL10: Land between A133 and Centenary Way, Clacton	Parts of the site have been the subject of planning applications and appeals in their own right so the site has been treated as a theoretical alternative for greenfield development north of the town that together could be seen as a strategic development option. The two sites have not been promoted by the landowners as one combined option. The land has not been included within the settlement development boundary of the Local Plan, instead it is proposed that the land remains part of the protected 'Strategic Green Gap' between Clacton and Little Clacton.
CL11: Chester Holiday Park, Jaywick Lane, Clacton-on-Sea	The site is continuing to operate as a holiday park and there have been no approaches seeking redevelopment since the mid-2000s. This site is to be protected as a safeguarded holiday park through the proposed 2021 modifications to the Local Plan.
CL12: Land behind 691 and 717 St. John's Road, Clacton	The site is under construction for 36 dwellings and well advanced at the time of writing.
CL13: R/o 145 Jaywick Lane, Clacton-on-Sea	The site is the car park and squash courts associated with the Wick Lodge Public House that was the subject of planning permission for development of 11 dwellings, with the pub to be retained. The planning permission has been allowed to lapse and there have been no approaches from the site owners to pursue a new application or consider it for allocation within the Local Plan.

SA reference and address	Reason for the rejection / omission at this stage
CL14: 82 Jaywick Lane, Clacton-on-Sea, CO16 8BB	The site is under construction for 41 dwellings and well advanced at the time of writing.
CL15: St. John's Nursery, Earls Hall Drive, Clacton-on-Sea CO16 8BP	The site is operating in commercial use (commercial nursery) but falls within the proposed settlement development boundary in the 2017 ELP with no intention to remove it. The site was the subject of a planning application for 195 dwellings which was refused by the Council and dismissed on appeal with the Inspector citing poor design, adverse visual impacts and amenity issues arising from the development.
CL17: R/o Valley Road (off Nightingale Way), Clacton-on-Sea	The site has already been developed for 11 dwellings.
CL19: 3 Marine Parade East, Clacton-on-Sea	The site is currently under construction.
CL20: Royal Hotel, Marine Parade East. Clacton-on-Sea	The site is currently under construction and partly complete.
CL21: Former Rumours Nightclub, Rosemary Road, Clacton-on-Sea, Essex CO15 5AT	The site is subject to a current planning application including 16 apartments following the lapse of a previous similar consent. It is also identified as part of 'Savoy Place', a Council proposal for redevelopment in support of rejuvenating Clacton Town Centre.
CL22: Land off Gainsford Avenue, Clacton-on-Sea, Essex CO15 5AT	The site has already been developed for 51 bungalows (Gainsford Gardens).

SA reference and address	Reason for the rejection / omission at this stage
CL23: 143-145 Kings Parade, Holland-on-Sea, Essex CO15 1NZ	The site has already been developed for 10 apartments.
CL24: (Sandals Inn) 26 Rosemary Road, Clacton-on-Sea CO15 1AS	The site has been demolished for development, however planning permission for 23 dwellings was not issued following a Committee resolution to approve, and an appeal for a larger scheme was later dismissed on appeal. The site does however form part of the Council's 'Savoy Place' concept in support of rejuvenating Clacton Town Centre.
CL25: Land off Lotus Way, Jaywick, Essex CO15 2JE	Aspirations for Council-owned land to be utilised for the development of new high-quality, flood-resilient dwellings to support regeneration in the deprived community of Jaywick Sands. Land partly included within the settlement development boundary in the 2017 ELP but not allocated for a specific use. A 'Place Plan' for the area is being prepared that could inform allocations in a future Local Plan review.
CL26: Land West of Cherry Tree Avenue, Clacton-on-Sea CO15 1AS	The site is not included in the 2017 Local Plan as an allocation but has been promoted, in part, by the landowners as an alternative development option. The land falls within the 'Strategic Green Gap' designated to retain separation between the main urban area of Clacton and the built-up area of Jaywick Sands and has been rejected for this reason.
CL27: Westcountry House, Cherry Tree Avenue, Clacton-on-Sea	The site of Westcountry House has been progressively developed in phases with small groups of bungalows, leaving very little land available for any significant scale of development in the future.
CL30: East of Thorpe Road,	The site is under construction for 250 homes (Flint Grange) and well advanced.

SA reference and address	Reason for the rejection / omission at this stage
Clacton	
CL31: Land between railway line and Holland-on-Sea CO15 4BG	The site is not allocated for development nor included within the settlement development boundary of the Local Plan. Instead the land is proposed to remain part of the protected 'Strategic Green Gap' between Clacton and Little Clacton.
CL32: 112-118 Oxford Road, Clacton	The site is operating in commercial use as part of the Oxford Road industrial estate and the subject of previous planning applications including residential development that were refused by the Council and dismissed on appeal.
CL33: South East of Rush Green Road, Clacton	Land not allocated for development although part of the land had been included in the settlement development boundary of the submitted Local Plan. The site is proposed, through the 2021 Modifications, to be removed from the boundary following the refusal of a planning application and included into the Strategic Green Gap between Clacton and Jaywick Sands.
CL34: Elm Farm, Little Clacton Road, Clacton	The site has already been developed for 14 bungalows.
CL35: Earls Hall Farm , St. John's Road, Clacton	The site was the subject of a planning application for 35 dwellings that was refused. A subsequent permission has since been granted for holiday units. Given the previous unsuccessful application for a residential use and the likely use of the site for holiday units, the site is no longer considered an option for future development / allocation.
CL36: R/o St. John's Road, Clacton	The site is being developed for holiday units following the withdrawal of a previous application for 85 dwellings and development of a smaller residential scheme on part of the site. The site is no longer considered an option for future development.

SA reference and address	Reason for the rejection / omission at this stage
CL37: Foots Farm South of Centenary Way	The site is partly developed and the remainder of site subject of outline planning application 20/01130/FUL for 122 dwellings. The SHLAA states that 'in the emerging Local Plan, the site is within the defined settlement development boundaries but not allocated for a specific use.' The SHLAA adds that 'Land north of Centenary Way, which is also part of Foots Farm is the subject of a planning application for 245 units.' This responds to site CL10 in this Addendum, to which a planning application has been refused. That land has not been included within the settlement development boundary of the Local Plan, instead it is proposed that it remains part of the protected 'Strategic Green Gap' between Clacton and Little Clacton.
CL38: Land south of Clacton Coastal Academy, Rush Green Road, Clacton	The site has been the subject of previous planning applications for residential development that were refused by the Council and dismissed on appeal. The site forms part of the protected Strategic Green Gap.
CL39: South of London Road	The site has not been allocated for development in the Local Plan and forms part of the protected Strategic Green Gap. It is subject to a current planning application for 220 self-build homes and forms part of site CL10 listed above.
CL40: Millicents Day Centre, Valley Road	The site is understood to be operating as a day centre providing local services for older people run by Essex County Council. The site is no longer considered an option for future development / allocation.
CL41: 27-45 Garden Road, Jaywick	The site has been the subject of a planning application 19/01657/OUT for 9 dwellings, which was refused by the Council. The site is below the threshold / yield for allocation within the Local Plan.

SA reference and address	Reason for the rejection / omission at this stage
CL42: Coppins Court, Coppins Road, Clacton-on-Sea, Essex CO15 3HS	The site is under construction for a 60 unit assisted living facility.
CL44: Adjacent Burrs Road/Sladbury's Lane	The site was promoted through representations to the Local Plan albeit excluding an area to the south of the site that already obtained planning permission for 132 dwellings on appeal. The site was not allocated in the 2017 Local Plan, and not recommended for inclusion through the 2021 Modifications and is proposed to remain as part of the Strategic Green Gap.
Harwich	
HA3: Part of Mayflower Primary School, Main Road, Harwich	The site was allocated as Site MSA7 in the 2017 Local Plan as submitted, but is recommended for deletion through the 2021 modifications as there has been no progress with any scheme coming forward.
HA4: Land at Greenfield Farm, The Green Dovercourt	The site was allocated as Site SAH1 in the 2017 Local Plan, but is recommended for deletion through the 2021 modifications. The site has outline planning permission for 42 dwellings which form part of the committed housing supply. The remainder of the site is was refused permission and is proposed for deletion through the modifications on grounds of being demonstrably undeliverable.
HA5: Land r/o Pound Farm, Main Road, Dovercourt CO12 4HJ	The site has already been developed for 30 homes (Rose Gardens).

SA reference and address	Reason for the rejection / omission at this stage
HA6: Brickfield site off Una Road and Edward Road, Parkeston	The site has planning permission for 30 dwellings and already forms part of the 'committed supply' for the Local Plan period.
HA7/8: Plot 2 & 3 Stanton Europark, Dovercourt CO12 4FE	The site is under construction (Williamsburg Avenue) and nearing completion.
HA9: Land adj. to Fryatt Hospital and Mayflower Medical Hospital, 419 Main Road, Dovercourt CO12 4EX	The site has already been developed (Rosebank Park).
HA10: 407 Main Road, Dovercourt CO12 4EU	The site has already been developed for apartments.
HA11: Former Bernard Uniforms Factory, Main Road, Harwich CO12 3NT	The site has already been developed (Bernard Mews).
HA12: Land by railway line, Ferndale Road, Harwich CO12 3NT	The site was previously granted planning permission for 13 dwellings but consent never implemented and has since lapsed. The site is therefore considered undeliverable in the Plan period.
HA13: Land opposite Public Gardens, Barrack Lane, Harwich CO12 3NS	The site was not allocated for development in the 2017 Local Plan and is not the subject of a planning application. The development of the site as part of a mixed-use scheme incorporating existing community buildings had been part of the Council's 2007 Local Plan but was never implemented due to complications regarding various leasehold arrangements with the

SA reference and address	Reason for the rejection / omission at this stage
	community building operators. The site is therefore not considered to be deliverable.
HA14: Land east of Mayes Lane and south of Ramsey Road, Ramsey, Essex CO12 5EW	The site was not specifically allocated in the 2017 Local Plan, but a 2021 modification is proposed to bring part of the site into the settlement development boundary following the grant of two residential planning permissions totalling 55 dwellings. The site forms part of the Plan's identified committed housing supply within the Plan period.
HA15: Land between Ramsey and Little Oakley	The site was not allocated in the 2017 Local Plan nor promoted by any third party through representations. The location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The site comprises parcels of land in different ownerships that, together, could be seen as a strategic development option; however is not being actively promoted as part of the plan-making process at present. It is therefore considered undeliverable within the Plan period.
HA16: Land in vicinity of Michaestowe Hall	This location was identified by the Council as a theoretical broad location option for settlement expansion for testing alongside other alternatives. The location includes sites HA14 and HA17 which have already obtained planning permission for residential development and forms part of the committed housing supply.
HA18: Land west of Mayes Lane, adj to Two Villages School, Ramsey	The site was not allocated for development in the 2017 Local Plan and is outside of the settlement development boundaries. A previous planning application for 71 dwellings was refused by the Council and later dismissed on appeal with the impact on the setting of the nearby church being a key factor in dismissal.

SA reference and address	Reason for the rejection / omission at this stage
HA20: Land at 139 Franks Road, Dovercourt	The site was not specifically allocated for development in the 2017 Local Plan but is located within the settlement development boundary. Planning permission for 9 dwellings (20/01153/FUL) was granted in 2020 and the site forms part of the committed supply
HA21: Dovercourt Western Bypass (South West of Junction of Mayes Lane with Church Hill and Ramsey Road, Dovercourt)	The site was not allocated in the 2017 Local Plan nor promoted by any third party through representations. The location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The proposal not pursued by landowners or developers and is therefore considered undeliverable.
HA22: Land at Low Road (renamed 'Land South of Low Road').	The site has been subject of a withdrawn planning application for a Chalet Park and is considered unavailable.
HA23: Land at Burnt House Farm, Lodge Road, Ramsey	The land was not allocated in the 2017 Local Plan nor promoted by any third party through representations. Previously the site was put forward for consideration by Essex County Council as potential development land left over from the construction of the Two Villages Primary School. The site is not being promoted for development.
HA24: Land off Church Hill, Ramsey	The site has already been developed for a small scheme of bungalows.
Frinton and Walton	
FW1: Southcliffe Trailer Park, Woodberry Way, Walton-on-the-Naze.	The site was allocated as MSA10 in the 2017 Local Plan but is now recommended for deletion through the 2021 Modifications as there has been little interest in bringing forward a residential scheme and the site is operating in commercial use (a holiday park).

SA reference and address	Reason for the rejection / omission at this stage
FW2: Land at the Farm, Kirby Road, Walton-on-the-Naze CO14 8QS	The site was allocated as Site MSA12 in the 2017 Local Plan but is recommended for deletion through the 2021 Modifications. The site contains historic buildings and substantial trees which bring the deliverability of a residential scheme into question. The Inspector at examination has recommended the deletion of the allocation from the Local Plan.
FW41: Former Town Hall Site, Public Conveniences and Depot, Mill Lane, Walton-on-the-Naze	The site was allocated as Site MSA9 in the 2017 Local Plan but is recommended for deletion through the 2021 Modifications. The site is available for development but there is a lack of evidence to demonstrate its deliverability.
FW4: Former Reservoir Site, Wittonwood Road, Frinton-on-Sea, CO13 9LB	The site has already been developed (Ken Gatward Close).
FW5: Former Allotment Site, Butchers Lane	The site has already been developed (Chamberlain Avenue).
FW7: Martello Caravan Park, Kirby Road, Walton-on-the-Naze	The site has already been part developed (Hamford Park, M&S & Aldi) and is part under construction.
FW8: 47 The Parade, Walton-on-the-Naze CO14 8AS	The site has already been developed.
FW9: Land behind 22-52 Frinton Road, Kirby Cross CO13 0LE	The site has already been developed (Orchard Gardens).

SA reference and address	Reason for the rejection / omission at this stage
FW10: Land South of Kirby Cross and north of Railway Line, Frinton-on-Sea CO13 0NQ (part of site to rear of 185 Thorpe Road)	The site overlaps with Site FW17 which is under construction for 110 dwellings (The Laurels) and site FW34. Remainder of the site is in multiple ownership, is more environmentally sensitive and is not being promoted for development.
FW11: Land north of Kirby Cross CO13 0DY (off the Sheltons)	The site is not allocated in the 2017 Local Plan nor promoted by any third party through representations. The location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. Due to the lack of promotion, the site is rejected on grounds of availability and deliverability.
FW12: Land to south of Kirby Cross and the Railway Line, Frinton-on-Sea CO13 0FB	The site is not allocated in the 2017 Local Plan nor promoted by any third party through representations. The location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. Due to the lack of promotion, the site is rejected on grounds of availability and deliverability.
FW13: Land West of Halstead Road, Kirby Cross CO13 0LS	The site was not allocated for development in the 2017 Local Plan nor recommended for inclusion through the 2021 Modifications as part of site subject of a recent planning application for 13 dwellings that was refused.
FW14: East of Halstead Road, Kirby Cross	The site is under construction (Finches Park).
FW16: Halstead Road, Kirby le Soken	The site adjoining Kirby le Soken has been subject of a previous planning application for residential development that was refused by the Council and dismissed on appeal. This site represents a potential expansion of Kirby le Soken, a Smaller Rural Settlement in the

SA reference and address	Reason for the rejection / omission at this stage
	settlement hierarchy of the Local Plan where only small scale development is envisaged
FW17: Land south of Thorpe Road, Kirby Cross	The site is under construction (The Laurels).
FW18: Chatsworth Farm, Thorpe Road, Kirby Cross	The site was promoted previously by a property owner for potential development but is located well away from the existing built-up area and not appropriate / suitable for a specific allocation.
FW19: land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea CO14 8TE	The site has planning permission for 210 dwellings and already forms part of the 'committed supply' for the Local Plan period.
FW20: Land North West of Martello Caravan Park, North of Lowe Chase, Walton-on-the-Naze	The land has been promoted by the owner for a potential longer-term phase of the Hamford Park development from which access could be obtained. It is considered that this site is unsuitable as a result.
FW21: Land West of High Tree Avenue, Walton-on-the-Naze	The site is not being actively promoted for development, therefore there are uncertainties regarding its availability and deliverability.
FW22: Land West of Old Hall Lane, Walton-on-the-Naze	The site is not allocated in the 2017 Local Plan nor promoted by any third party through representations. The location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. Due to the lack of promotion, the site is rejected on grounds of availability and deliverability.

SA reference and address	Reason for the rejection / omission at this stage
FW23: Land off First Avenue, Frinton-on-Sea CO13 9LW	The site is not allocated in the 2017 Local Plan nor promoted by any third party through representations. The location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. Due to the lack of promotion, the site is rejected on grounds of availability and deliverability.
FW24: Land r/o 176-178 Thorpe Road, Kirby Cross	The site is located outside of the settlement development boundaries and not allocated for development. The site has been the subject of application for 7 dwellings but permission was refused and the appeal was dismissed. The site does not meet the threshold / yield for allocation.
FW26: Land adjacent Willows, Little Clacton Road, Great Holland	Whilst within the Frinton & Walton Town Council area, this site represents a potential expansion of Great Holland, a Smaller Rural Settlement in the settlement hierarchy of the Local Plan where only small scale development is envisaged.
FW30: North Street, Walton	This small parcel of land is not allocated for development in the 2017 Local Plan nor recommended for inclusion through the 2021 Modifications. The site is not considered suitable as it is known to be affected by flood risk issues.
FW31: Mill Lane, Walton	This site has been the subject of a planning application for 16 dwellings that was refused by the Council. The site is not considered suitable as it is known to be affected by flood risk issues.
FW32: Land West of Edenside, Frinton-on-Sea	The site was subject of previous planning application for 85 dwellings which was refused by the Council and dismissed on appeal. It is therefore considered unsuitable and undeliverable.

SA reference and address	Reason for the rejection / omission at this stage
FW34: Land r/o 185 Thorpe Road, Kirby Cross	The land had been promoted through representations but planning permission has been granted for 5 dwellings on part of the site with limited scope for the remainder of the land to be developable.
FW35: Walton Mere, Walton on-the-Naze	The land is identified in Walton Regeneration Framework for potential development associated with bringing disused Mere back into some form of recreational use. The site is known to be a complicated site in terms of flood risk and ecology and is considered unsuitable.
FW38: North of the Street, Kirby le Soken	Whilst within the Frinton & Walton Town Council area, this site represents a potential expansion of Kirby-le-Soken, a Smaller Rural Settlement in the settlement hierarchy of the Local Plan where only small scale development is envisaged.
FW39: Chartfield Drive, Kirby le Soken	Whilst within the Frinton & Walton Town Council area, this site represents a potential expansion of Kirby-le-Soken, a Smaller Rural Settlement in the settlement hierarchy of the Local Plan where only small scale development is envisaged.
FW40: North of Walton Road, Kirby le Soken	Whilst within the Frinton & Walton Town Council area, this site represents a potential expansion of Kirby-le-Soken, a Smaller Rural Settlement in the settlement hierarchy of the Local Plan where only small scale development is envisaged.
Manningtree, Lawford & Mistley	
MA17: Land south of Pound Corner	The site has already been developed (Middlefield Road).

SA reference and address	Reason for the rejection / omission at this stage
MA1: Thorn Quay Warehouse, High Street, Mistley CO11 1HE	The site is currently under construction following the demolition of the commercial buildings.
MA3: Former Secret Bunker, Shrubland Road, Mistley Co11 1HS	The site has already been developed.
MA4: Affinity Water Site, Mill Hill, Manningtree CO11 2AZ	The site is located within the settlement development boundary of the 2017 Local Plan but not specifically allocated for development. The site is partly used by Affinity Water with much of the site surplus to requirements. There is an intention to relocate all operations to site at Horsley Cross, however there are uncertainties whether the site is demonstrably deliverable at this stage.
MA5: Land at Dale Hall, East of Cox's Hill, Lawford CO11 2LA	The site has already been developed (Summers Park).
MA6: North of Long Road, Lawford	The site forms an amalgamation of sites MA10 and MA11, which are separately assessed and considered in this Addendum.
MA7: Land Adj. to Stourview Estate, Mistley CO11 1UE	The site has planning permission for 70 dwellings and already forms part of the 'committed supply' for the Local Plan period.

SA reference and address	Reason for the rejection / omission at this stage
MA8: Land south of Harwich Road, Mistley CO11 1HS	The site is under construction (River Reach).
MA9: Land adj. 142 Harwich Road, Mistley CO11 2DG	The site has already been developed (Heathview Close).
MA10: Land off Colchester Road, Lawford	The site has not been allocated as it is located within the Strategic Green Gap.
MA11: Land at Trinity Road, Mistley	The site has not been allocated as it is located within the Strategic Green Gap.
MA12: Mistley Marine	The site was allocated as Site SAE6 in the 2017 Local Plan for employment use however has been recommended for deletion through the 2021 Modifications. The site is no longer being promoted for development away from its current maritime uses and the Council intends it to be protected in its current use through Policy PP6.
MA13: Land off Grange Road, Lawford	The site has not been allocated for development in the 2017 Local Plan or proposed to be included through the 2021 Modifications. The site has been subject of Local Plan representations and a planning application for 110 dwellings that was refused by the Council and later dismissed on appeal.
MA14: Land South of Long Road, Mistley	The site has planning permission for 485 dwellings and commercial uses and already forms part of the 'committed supply' for the Local Plan period.

SA reference and address	Reason for the rejection / omission at this stage
MA15: Mistley Place Park, North of New Road, Mistley CO11 1LU	The site is located both in the Strategic Green Gap and, more significantly, in the safeguarded open space forming Mistley Place Park. The site is also no longer being actively promoted, therefore is considered both unsuitable and unavailable.
MA16: Land East of New Road, Manningtree	The site is under construction (Newlands Park).
Brightlingsea	
BR1: Land South of Robinson Road, Brightlingsea CO7 0ST	The site is under construction (Colne Gardens).
BR2: Former Astralux Site, Red Barn Road, Brightlingsea	The site has already been developed (Red Barn Close).
BR3: Land r/o 121-127 Sydney Street, Brightlingsea CO7 0AY	The site has already been developed.
BR4: Land West of Lodge Lane, Brightlingsea	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The site is not considered deliverable, and there is no active interest in development on this site. The site also has access problems and potential adverse environmental impacts.
BR5: Land at Brightlingsea Hall Farm, West of Church Road, Brightlingsea CO7 0SA	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives and has been promoted through Local Plan representations. The Council uphold concerns about the site's impacts on the location in terms

SA reference and address	Reason for the rejection / omission at this stage
	of the sensitive landscapes around Brightlingsea and the setting of All Saint's Church.
BR6: Land North of Church Road, Brightlingsea	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The land has not been promoted for inclusion in the Local Plan and delivery within the plan period is not certain.
BR7: Land off Morses Lane, Brightlingsea	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The land has not been promoted for inclusion in the Local Plan and delivery within the plan period is not certain.
BR8: Land off Samson's Road, Brightlingsea CO7 0RG	The site has already been developed.
BR9: Land East of Lime Street, Brightlingsea CO7 0BH	The site comprises a large backland area used by residents for the storage of boats, trailers and other maritime related equipment. The land is not allocated for development in the 2017 Local Plan and not included in the settlement development boundary. It is in multiple ownership and there is no known appetite to revert this area from its current use into land for development.
Alresford	

SA reference and address	Reason for the rejection / omission at this stage
AL1: Cockaynes Orchard, South of Cockaynes Lane, Alresford CO7 8BT	The site has already been developed (Staunton Gate).
AL2: Land north of Cockaynes Lane, Alresford CO7 8BT	The site is under construction (Staunton Gardens).
AL3: Land South of St. Andrew's Close, Alresford CO7 8BL	The site is under construction (The Alders).
AL4: South of Wivenhoe Road and West of Church Road, Alresford CO7 8AX	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The land has not been promoted for inclusion in the Local Plan and delivery within the plan period is not certain.
AL5: Garden Land between Railway and Wivenhoe Road, Alresford CO7 8AQ	This area of land comprises a number of rear gardens historically promoted for development but not specifically allocated for development. The land is included within the settlement development boundary and applications should be judged on their merits in line with the Council's 'backland development' policy, rather than the site allocated
AL6: Adjacent to 2 Wivenhoe Road, Alresford (South of Wivenhoe Road)	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The landscape constraints of the site and accessibility issues make the site undeliverable in the plan period. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.

SA reference and address	Reason for the rejection / omission at this stage
Elmstead Market	
ELM1: Land North of Meadow Close and West of Holly Way, Elmstead Market CO7 7QR	The site is promoted for development by landowners through Local Plan representations however has been met with strong local opposition. The site is not allocated as existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
ELM3: Land West of School Road, Elmstead Market CO7 7ET	The site is under construction (Victory Fields).
ELM4: Land to East of School Road, Elmstead Market	The site has planning permission for 62 dwellings and already forms part of the 'committed supply' for the Local Plan period.
ELM5: North and south of Clacton Road, Elmstead Market	The site is already developed (Winterbourne Gardens).
ELM6: Land at Blue Barn Farm, Elmstead	The site is already developed (Grange Park).
ELM7: East of Tye Road, Elmstead Market	The site is under construction (Tye Road).

SA reference and address	Reason for the rejection / omission at this stage
ELM8: Land West of Church Road, Elmstead Market	The site has planning permission for 41 dwellings and already forms part of the 'committed supply' for the Local Plan period.
ELM10: Land end of Orchard Close, Elmstead Market.	Due to the location and nature of the site, the proposal is considered to be unsuitable. The development would represent an illogical intrusion into the countryside. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
Great Bentley	
GB1: Land at Sturricks Farm, East of Sturrick's Lane, Great Bentley	The site has already been developed.
GB3: South of Weeley Road, Great Bentley CO7 8PB	The site has planning permission for 136 dwellings and already forms part of the 'committed supply' for the Local Plan period.
GB4: Station Field, East of Plough Road, Great Bentley CO7 8LG	The site has planning permission for 150 dwellings and employment use and already forms part of the 'committed supply' for the Local Plan period.
GB6: South of Thorrington Road, Great Bentley	The site has been the subject of Local Plan representations, refused planning applications and a dismissed appeal. It is therefore considered unsuitable / undeliverable for allocation.

SA reference and address	Reason for the rejection / omission at this stage
GB7: North of Thorrington Road, Great Bentley	The site has been the subject of Local Plan representations, refused planning applications and a dismissed appeal. It is therefore considered unsuitable / undeliverable for allocation.
GB8: West of Plough Road, Great Bentley	The site has been the subject of Local Plan representations, refused planning applications and a dismissed appeal. It is therefore considered unsuitable / undeliverable for allocation.
GB9: Admirals Farm, Land East of Heckfords Road, Great Bentley	The site is under construction (Admirals Farm).
GB10: Land West of Heckfords Road, Great Bentley	The site has already been developed (Fusiliers Green).
GB11: Land to rear of Bold Venture, Station Road, Great Bentley CO7 8LH	The site has already been developed.
GB12: St. Mary's Road, Aingers Green	The site has already been developed.
GB13: Land West of Plough Road, Aingers Green	Whilst within the Great Bentley Parish Council area, this site represents a potential expansion of Aingers Green, a Smaller Rural Settlement in the settlement hierarchy of the ELP where only small scale development is envisaged.

SA reference and address	Reason for the rejection / omission at this stage
St. Osyth	
SO1: Land at Folly Farm, South of Rochford Road and rear of properties in Clacton Road and Rochford Road, St. Osyth CO16 8PH	The site is subject of a refused planning application for 100 homes. The site is beyond the settlement development boundary. Furthermore, existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
SO2: Land South of Clacton Road, St. Osyth CO16 8PR	The site is beyond the settlement development boundary. Furthermore, existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
SO3: Land between Clacton Road and B1027 (Bypass Road), St. Osyth CO16 8PU	The site is currently partly in use for allotments and a 2017 application for 7 dwellings and 2018 and 2020 applications for 6 dwellings have all been refused by the Council. The site does also not meet the threshold / yield for allocation within the Local Plan.
SO4: The Priory Estate, St. Osyth CO16 8NY	The site has planning permission for 190 dwellings as 'enabling development' to fund the restoration of St. Osyth Priory and already forms part of the 'committed supply' for the Local Plan period.
SO5: Land North B1027/East of Clay Lane, St. Osyth (alongside St. Osyth Bypass).	The site has historically promoted for employment development and is not favoured for allocation in light of existing permissions in the village.
Thorpe le Soken	

SA reference and address	Reason for the rejection / omission at this stage
TS1: Land North of Abbey Street, Thorpe-le-Soken	The site has already been developed (Abbey Gardens).
TS2: Land North of New Town Road, Thorpe-le-Soken CO16 0ER	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The scale of development is would be contrary to the proposed spatial strategy for Rural Service Centres in the Local Plan and there are also major concerns about access and the primary school not being capable of expansion to accommodate additional pupils associated with development. At this time the site is not considered to be suitable; existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
TS3: Land off Lonsdale Road, Thorpe-le-Soken	This location was identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. The scale of development is would be contrary to the proposed spatial strategy for Rural Service Centres in the Local Plan and there are also major concerns about access and the primary school not being capable of expansion to accommodate additional pupils associated with development. At this time the site is not considered to be suitable; existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
TS4: Land South of Frinton Road, Thorpe-le-Soken	The site overlaps with Site TS5 and has planning permissions totalling 59 dwellings.
TS5: South of Frinton Road, entrance to Lifehouse Spa complex, Thorpe-le-Soken	The site overlaps with Site TS4 and has planning permissions totalling 59 dwellings.

SA reference and address	Reason for the rejection / omission at this stage
TS6: Land at Thorpe Maltings & Former King Edward VII Public House, Station Road, Thorpe-le-Soken	The site is not specifically allocated for development in the Local Plan but is the subject of a previous planning permission for 'enabling development' aimed at restoring some of the listed maltings and rejuvenating the surrounding Conservation Area. Whilst within the Thorpe-le-Soken Parish Council area, this site represents a potential expansion of Thorpe Station and Maltings area, a Smaller Rural Settlement in the settlement hierarchy of the ELP where only small scale development is envisaged – unless it is enabling development, the scale of which can be determined on its individual merits through the Development Management process through a planning application.
TS8: Land at Grange Road Corner, Station Road, Thorpe-le-Soken	The location of this site is not being actively promoted and is likely not to represent a logical expansion of the village. It is therefore considered unsuitable and unavailable.
TS9: Land at Rose Farm Quarry, Thorpe Park Lane, Thorpe-le-Soken	The location of this site is not being actively promoted and is physically separate from the built up area of Thorpe-le-Soken. It is therefore considered unsuitable and unavailable.
TS10: Land at Landermere Road, Thorpe-le-Soken	The site has already been developed (Henderson Park).
Frating/Great Bromley	
FGB2: Area 1: South of Frating	The site was identified by the Council as a theoretical option for strategic growth in the context of the 'Tendring Central' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). The location of this site is not being actively promoted and is therefore considered unavailable / undeliverable.

SA reference and address	Reason for the rejection / omission at this stage
FGB3: Area 2: East of Frating/Great Bromley	The site was identified by the Council as a theoretical option for strategic growth in the context of the 'Tendring Central' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). The location of this site is not being actively promoted and is therefore considered unavailable / undeliverable.
FGB4: Area 3: West of Frating/Great Bromley	The site was identified by the Council as a theoretical option for strategic growth in the context of the 'Tendring Central' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). The location of this site is not being actively promoted and is therefore considered unavailable / undeliverable.
FGB5: Area 4: South West (of Frating/Great Bromley)	The site was identified by the Council as a theoretical option for strategic growth in the context of the 'Tendring Central' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). The location of this site is not being actively promoted and is therefore considered unavailable / undeliverable.
FGB6: Area 6: Ravens Green	The site was identified by the Council as a theoretical option for strategic growth in the context of the 'Tendring Central' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). The location of this site is not being actively promoted and is therefore considered unavailable / undeliverable.
FGB8: Land at Frating, Frating	The site, also previously referred to as Tokely Road, has now been developed.

SA reference and address	Reason for the rejection / omission at this stage
FGB9: Land Adj. Chapel House, Ardleigh Road, Great Bromley	This small site has been promoted for inclusion in the Local Plan as an extension to the Frating/Great Bromley settlement development and is subject of refused planning application for 4 dwellings. The site does not meet the threshold / yield for allocation within the Local Plan.
Weeley	
WE2: Land between Tendring Park Services and Weeley Bridge, CO16 9AD	This site was identified by the Council as a theoretical option for strategic growth in the context of the 'Weeley Garden Village' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). Planning applications for 228 dwellings and other facilities have been refused by the Council and not appealed. The SHLAA indicates that the 'Land is only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN... development is not needed in the current plan period.'
WE3: South Railway, Gutteridge Hall Lane, Weeley / Land adjoining Weeley Heath	This site was identified by the Council as a theoretical option for strategic growth in the context of the 'Weeley Garden Village' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). The SHLAA indicates that the 'Land is only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN... development is not needed in the current plan period.' Separately, of itself the site is located within a 'Smaller Rural Settlement' in the Local Plan hierarchy which are not identified for growth.

SA reference and address	Reason for the rejection / omission at this stage
WE4: Land at Starena Lodge, Off Clacton Road, Weeley	Much of site has been developed into Oakleigh Park, a holiday park that is the subject of an appeal seeking residential use. The site is no longer considered an option for future development.
WE5: West A133, Weeley	This site was identified by the Council as a theoretical option for strategic growth in the context of the 'Weeley Garden Village' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use Development Sites). The SHLAA indicates that the 'Land is only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN... development is not needed in the current plan period.'
WE7: Land at Hawk Farm, North of B1033, Weeley CO16 9AG	The site was promoted through Local Plan representations and subject of a refused planning application that was not appealed. The site is therefore not considered deliverable.
WE8: Land at Saxon Lodge, Colchester Road, Weeley	The site has been subject of a previous consent for commercial development. The Council does not support inclusion of this site in the Local Plan for residential development as a result.
WE11: Land off St. Andrew's Road, Weeley CO16 9HR	The site has already been developed.
WE12: Land West of Clacton Road, Weeley	This site was identified by the Council as a theoretical option for strategic growth in the context of the 'Weeley Garden Village' spatial strategy option (assessed as a Garden Village in Appendix 1 of the 2017 SA Environmental Report alongside the allocated Strategic Mixed Use

SA reference and address	Reason for the rejection / omission at this stage
	Development Sites). The SHLAA indicates that the 'Land is only suitable for development as part of a wider strategy for growth around Weeley. This approach was part of the preferred options Local Plan but deleted at publication stage both in response to significant levels of local objection, but also on confirmation of OAN... development is not needed in the current plan period.'
WE13: Homestead Caravan Park, Thorpe Road, Weeley	The site is in operation as a Caravan Centre, holiday park and associated facilities. Planning permission was granted for a business park development on part of the site, but permission lapsed, and the existing operation has continued. There have been no approaches from the operator seeking redevelopment since the site was last promoted for redevelopment at an earlier stage of the plan making process, therefore it is considered unavailable.
WE16: Brook Farm, Thorpe Road, Weeley	The site is considered unsuitable as it is physically separate from the Weeley built up area in location, and some development associated with the farm has been built.
WE17: Land rear of 49 The Street, Weeley	This site represents a small area of undeveloped land between Site WE14 and the established built up area, making it landlocked. This site is also not being specifically promoted for development.
WE18: Hillside Garden Centre, Weeley	The site continues to operate as a Garden Centre and is not considered available / deliverable.
WE19: Land to rear of Rainbow Nursery, Weeley	Part of site obtained planning permission for a small development of houses and this wider site is located in a remote area of Weeley with significant access issues considered. The site is also not being actively promoted so delivery would be unlikely within the Plan period.

SA reference and address	Reason for the rejection / omission at this stage
Little Clacton	
LC1: Land at Montana Roundabout, Little Clacton	The site was allocated as Site MSA14 in 2017 Local Plan for 35 homes however full planning permission 17/00790/FUL has now been granted for 30 dwellings on part of the site, bringing the deliverability of the remaining land into question. The 2021 Modifications propose the deletion of the site from the Local Plan.
LC3: Land of Springfield Meadows (inc. Greengates Mobile Home Park and land at 28 Weeley Road), Little Clacton CO16 9EW	The site has already been developed (Springfield Meadows).
LC4: Land East of the Street, Little Clacton	Site not allocated in the 2017 ELP. Location identified by the Council as a theoretical option for settlement expansion for testing alongside other alternatives. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.
LC5: The Firs Caravan Park, London Road, Little Clacton CO16 9RN	The site is currently operating as a holiday park and is proposed to be safeguarded for that use through the emerging Local Plan. The site had been promoted as a potential housing site through representations previously but is no longer being promoted as such.
LC8: Land West of The Street. Little Clacton (Swaine's Farm Business Park)	The site has obtained planning permission for 98 dwellings.

SA reference and address	Reason for the rejection / omission at this stage
LC10: Land at Progress Way, Little Clacton	The site forms part of the Strategic Green Gap where a recent planning application has been refused permission.
LC11: Land West of Grove Road, Little Clacton	The SHLAA assessment of the site states that ‘access issues would appear to impact on the realistic deliverability of the site in the early part of the plan period. Existing permissions already represent a significant increase in village housing stock and there are concerns about disproportionate levels of growth being allowed in the village.’
LC13: Land at rear of Hayes Garage, 24 The Street, Little Clacton	The site has obtained planning permission for 10 dwellings.
LC14: Land at Ideal Nurseries, Batemans Road, Little Clacton	The site is considered unsuitable / undeliverable as it is located physically separate, and some distance from Little Clacton village.
LC15: Whitegates Tennis Club, Holland Road, Little Clacton CO16 9RS	The site has already been developed.
LC16: and between Talbot Road and Thorrington Road, Little Clacton CO16 9ER	The site has already been developed (Whitegates Court).





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