



# Tendring District Council Local Plan Section Two: Draft Publication (Regulation 19)

## **Sustainability Appraisal (SA): Environmental Report - June 2017**







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## Glossary of Acronyms

AA	Appropriate Assessment
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BDC	Braintree District Council
CA	Conservation Area
CAUSE	Campaign Against Urban Sprawl in Essex
CBC	Colchester Borough Council
CCC	Chelmsford City Council
CO2	Carbon Dioxide
DCLG	Department for Communities and Local Government
DECC	Department of Energy and Climate Change
DEFRA	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DPD	Development Plan Document
EA	Environment Agency
EC	European Commission
ECC	Essex County Council
EEFM	East of England Forecasting Model
HER	Essex Historic Environment Record
EU	European Union
GC	Garden Community
GCP	Garden City Principle
GTAA	Gypsy & Traveller Accommodation Assessment
Ha	Hectare
HE	Historic England
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
I&O	Issues and Options
IWMP	Integrated Water Management Plan
JNCC	Joint Nature Conservation Committee
KS4	Key Stage 4
LB	Listed Building
LCA	Landscape Character Assessment
LEP	Local Enterprise Partnership
LPA	Local Planning Authority
LNP	Local Nature Partnership





MSA	Minerals Safeguarding Area
NE	Natural England
NEGC	North Essex Garden Communities
NHS	National Health Service
NPPF	National Planning Policy Framework
NVQ	National Vocational Qualification
OAN	Objectively Assessed Need
ONS	Office of National Statistics
PDL	Previously Developed Land
PO	Preferred Options
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SELEP	South East Local Enterprise Partnership
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHELA	Strategic Housing and Employment Land Availability
SLAA	Strategic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SM	Scheduled Monument
SNPP	Sub National Population Projections
SO	Sustainability Objective
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
Sqm	Square Metre
SSSI	Site of Specific Scientific Interest
STW/WRC	Sewage Treatment Works / Water Recycling Centres
SuDS	Sustainable Drainage System
TCPA	Town and Country Planning Association
TDC	Tendring District Council
UDC	Uttlesford District Council
UK	United Kingdom
UPC	Unattributed Population Change
WCS	Water Cycle Study
WPA	Waste Planning Authority



# 1. Introduction

## 1.1 Background

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Tendring District Council commissioned Place Services of Essex County Council to undertake an independent Sustainability Appraisal (SA) on the Tendring Local Plan.

Place Services are acting as consultants for this work; therefore the content of this SA should not be interpreted or otherwise represented as the formal view of Essex County Council.

## 1.2 The Local Plan

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The Tendring Local Plan (referred to hereafter as the Plan) responds to a national requirement that Local Planning Authorities (LPAs) must set planning policies in a local authority area. Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework.

The local plan will contain:

- The Council's vision, objectives and the spatial strategy for the future development of the district.
- Strategic Policies – policies which provide the overarching framework for planning decisions within the district
- Site Allocations – covering detailed aspects of site delivery
- Development Management Policies – detailed policies against which planning applications will be considered.
- Gypsy and Traveller site allocations policies – specific policies covering the sites needed to deliver the required pitches and include e.g. access, design principles, landscaping.
- Policies Map and Key Diagram - The policies map will show all the policies and proposals and identify areas of protection on an Ordnance Survey base. The key diagram will illustrate the proposals.

In line with the National Planning Policy Framework, the Local Plan should be clear in setting out the strategic priorities for the area and the policies that address these, and which also provide the strategic framework within which any neighbourhood plans may be prepared to shape development at the community level.



## 2. Sustainability Appraisal / Strategic Environmental Assessment

### 2.1 The Requirement for Sustainability Appraisal

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The 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 an 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.

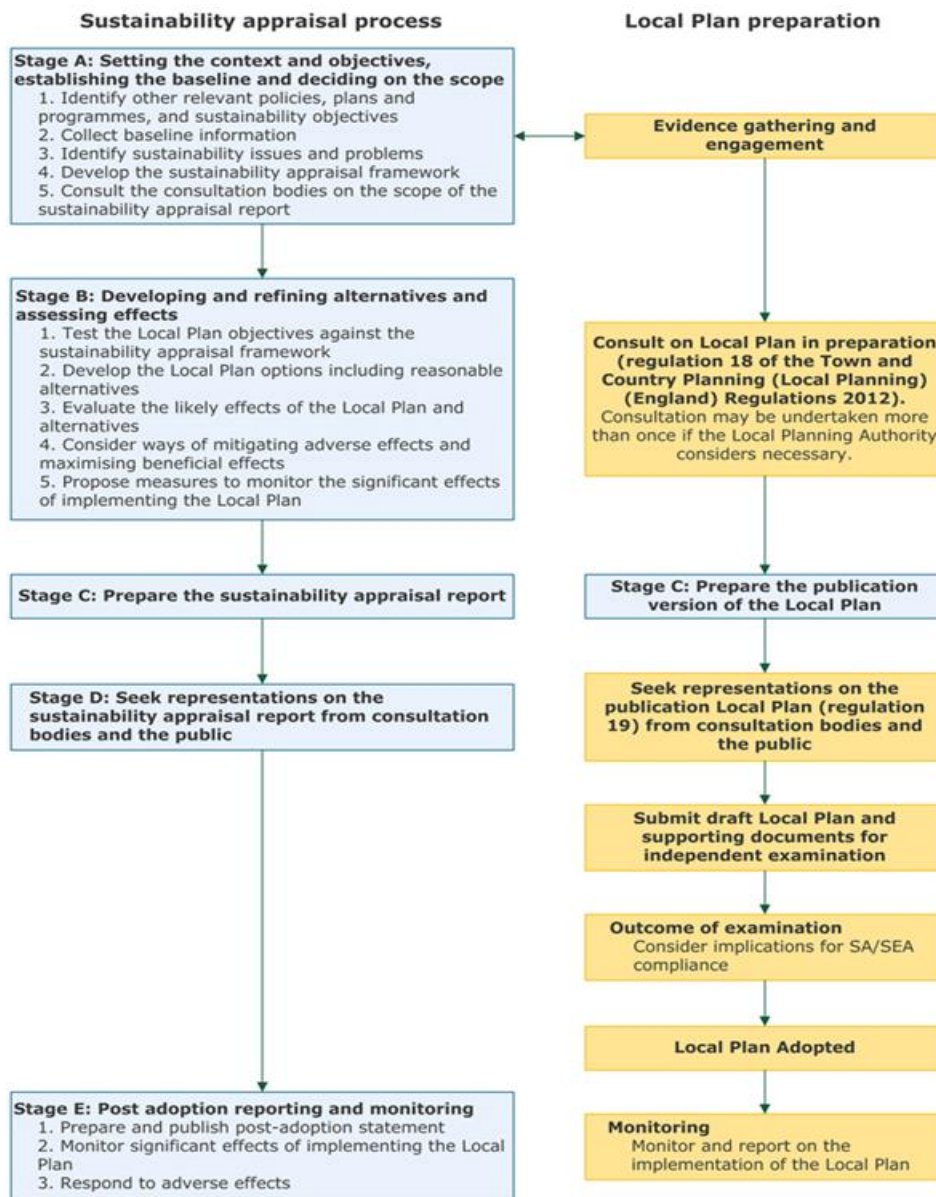
Whilst the requirements to produce a SA and SEA are distinct, Government guidance considers that it is possible to satisfy the two requirements through a single approach providing that the requirements of the SEA Directive are met. This integrated appraisal process will hereafter be referred to as SA.



## 2.2 The Sustainability Appraisal Process

The SA of the Tendring Local Plan follows that of the Sustainability Appraisal process as iterated in National Planning Practice Guidance on Sustainability Appraisal requirements for local plans. 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)

Tendring District Council consulted on a SA Scoping Report in 2015, which covered the following requirements:

- The relationship of the plan with other relevant plans and programmes [Annex I(a)].



- The environmental protection objectives established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation [Annex I(e)].
- Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan [Annex I(b)].
- The environmental characteristics of areas likely to be significantly affected [Annex I(c)].
- Any existing environmental problems which are relevant to the plan including in particular those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/ECC and 92/43/EEC [Annex I(d)].

## 2.3 The Aim and Structure of this Report

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This report responds to Stage C in the SA process above; including those requirements of Stage B: assessing strategic options including reasonable alternatives, evaluating the likely effects of the strategic options and alternatives, and considering ways of mitigating adverse effects and maximising beneficial effects.

The production of a Sustainability Appraisal (Environmental) Report is a statutory requirement at this stage, and this SA Report has been produced to accompany the Draft Publication Local Plan consultation for Tendring District Council.

This report is accompanied by a number of Annexes. These respond to:

- Annex A – Plans and Programmes (Joint with Section One SA)
- Annex B – Baseline Information (Joint with Section One SA)

Following the finalisation of this Report, Stage D in the above SA process requires consultation. There are three statutory consultees or ‘environmental authorities’ 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 may additionally wish to invite comments from focussed groups, relevant stakeholders and interested parties. The detailed arrangements for consultation are to be determined by Tendring District Council.

The environmental authorities and public are to be given ‘an early and effective opportunity’ within appropriate timeframes to express their opinion. This includes the specific notification of the consultation documents and timeframes to those persons or bodies on the ‘consultation databases’ of the LPA. This reflects those persons or bodies who have commented on the SA in previous consultation stages.



## 2.4 Quality Assurance Checklist

The Quality Assurance Checklist shows where in this Environment Report the requirements as set out in the SEA Directive (annex 1) and the Quality Assurance checklist (figure 25) from the Department of Communities and Local Government document: A Practical Guide to the Strategic Environmental Assessment Directive (2006) are covered. It shows that this SA of Tendring's Section Two SA complies with legislation and best practice.

Table 1: Quality Assurance Checklist

SEA Directive Requirements	Where covered in this SA Environmental Report...
<b>General</b>	
a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;	Section 1 and Annex A.
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Section 4 and Annex B.
c) the environmental characteristics of areas likely to be significantly affected;	Section 4 and Annex B.
d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 4 and Annex B.
e) the environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Section 4 and Annex A.
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (these effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative impacts);	Sections 5, 6, 7 and Appendices 1 and 2.



SEA Directive Requirements	Where covered in this SA Environmental Report...
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Sections 5, 6 and Appendices 1 and 2 (within relevant sub-sections entitled 'Proposed Mitigation Measures / Recommendations') and Section 7.
h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 5, 6 and Appendices 1 and 2 (within relevant sub-sections entitled 'Alternatives Considered'). Technical difficulties set out in Section 2.
i) a description of the measures envisaged concerning monitoring;	Sections 4 and 8.
j) a non-technical summary of the information provided under the above headings.	A separate Non-Technical Summary has been provided.

### Objectives and context

The plan/strategy's purpose and objectives are made clear.	Sections 1, 3 and Sections 5, 6 and Appendices 1 and 2.
Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.	Sections 4 and Annex B.
SEA objectives, where used, are clearly set out and linked to indicators and targets as appropriate.	Section 4 and Appendices 1 and 2.
Links with other related plans, programmes and policies are identified and explained.	Section 4 and Annex A.
Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described.	Sections 5, 6 and Appendix 1 where relevant.
Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	Consultation has been undertaken alongside the Plan at the Preferred Options stage and this Draft Publication stage in alignment with the preparation of the Local Plans of the North Essex Authorities.
The assessment focuses on significant issues.	Sections 5, 6 and Appendices 1 and 2.
Technical, procedural and other difficulties encountered	Sections 5, 6 and Appendices 1 and 2.



SEA Directive Requirements	Where covered in this SA Environmental Report...
are discussed; assumptions and uncertainties are made explicit.	
Reasons are given for eliminating issues from further consideration.	Sections 5, 6 and Appendices 1 and 2.
Realistic options are considered for key issues, and the reasons for choosing them are documented.	Sections 5, 6 and Appendices 1 and 2.
Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant.	Sections 5, 6 and Appendices 1 and 2.
The environmental effects (both adverse and beneficial) of each alternative are identified and compared.	Sections 5, 6 and Appendices 1 and 2.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Sections 5, 6 and Appendices 1 and 2.

### Baseline information

Relevant aspects of the current state of the plan area (including social and economic characteristics) and their likely evolution without the plan are described.	Section 4 and Annex B.
Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	Section 4 and Annex B.
Difficulties such as deficiencies in data or methods are explained.	Section 4 and Annex B.

### Prediction and evaluation of likely significant environmental effects

Effects identified include wider sustainability issues (employment, housing, transport, community cohesion, education etc.) in addition to the types listed in Annex 1(f) of the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape).	Sections 5, 6 and Appendices 1 and 2.
Both positive and negative effects are considered, and the	Sections 5, 6 and Appendices 1 and 2.





SEA Directive Requirements	Where covered in this SA Environmental Report...
duration of effects (short, medium or long-term) is addressed.	
Likely secondary, cumulative and synergistic effects are identified where practicable.	Sections 5, 6 and Appendices 1 and 2. Sections include assessment of cumulative and synergistic impacts.
Inter-relationships between effects are considered where practicable.	Sections 5, 6 and Appendices 1 and 2. Sections include assessment of cumulative and synergistic impacts.
The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds.	Sections 4, 5, 6 and Appendices 1 and 2.

### Mitigation measures

Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Sections 5, 6, 7 and Appendices 1 and 2.
Issues to be taken into account in project consents are identified	Sections 5, 6, 7 and Appendices 1 and 2 where relevant.

### The Environmental Report

Is clear and concise in its layout and presentation	The SA is clear and concise, with a separate non-technical summary.
Uses simple, clear language and avoids or explains technical terms	The SA uses simple, clear language and avoids or explains technical terms, with a separate non-technical summary.
Uses maps and other illustrations where appropriate	The SA uses tables and the use of colour coding / symbols to help identify and illustrate impacts.
Explains the methodology used	Section 4 and Appendices 1 and 2.
Explains who was consulted and what methods of consultation were used	Consultation has been and will be undertaken alongside the Plan at the Preferred Options and Draft Publication stages in alignment with the North Essex Authorities and shared Section One content. The environmental authorities and public are to be given 'an early and effective opportunity' within appropriate time-frames to express their opinion. This includes the specific notification of the consultation documents and timeframes to those



SEA Directive Requirements	Where covered in this SA Environmental Report...
	persons or bodies on the 'consultation databases' of the three LPAs. This reflects those persons or bodies who have commented on the SA in previous consultation stages.
Identifies sources of information, including expert judgement and matters of opinion	Sections 4, 5, 6 and Appendices 1 and 2.
Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA.	A separate Non-Technical Summary has been provided.

### Consultation

The SEA is consulted on as an integral part of the plan-making process.	Consultation has been and will be undertaken alongside the Plan at the Preferred Options and Draft Publication stages in alignment with the North Essex Authorities and shared Section One content. The environmental authorities and public are to be given 'an early and effective opportunity' within appropriate time-frames to express their opinion. This includes the specific notification of the consultation documents and timeframes to those persons or bodies on the 'consultation databases' of the three LPAs. This reflects those persons or bodies who have commented on the SA in previous consultation stages.
Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.	

### Decision-making and information on the decision

The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme.	Consultation comments have been considered throughout the plan-making and SA processes. These have been factored into the SA for appraisal where relevant.
An explanation is given of how they have been taken into account.	Section 2 details responses and actions to individual consultation comments received to date.
Reasons are given for choosing the plan as adopted, in the light of other reasonable options considered.	Sections 5 and 6.

### Monitoring measures

Measures proposed for monitoring are clear, practicable	Section 8 outlines the approach to monitoring, which will
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SEA Directive Requirements	Where covered in this SA Environmental Report...
and linked to the indicators and objectives used in the SEA.	be undertaken as part of the Council's existing monitoring arrangements. An Adoption Statement will include more detailed monitoring arrangements once the Plan is adopted.
Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	Section 8 outlines the approach to monitoring, which will be undertaken as part of the Council's existing monitoring arrangements. An Adoption Statement will include more detailed monitoring arrangements once Plans are adopted.
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	To be addressed in an Adoption Statement once Plans are adopted.
Proposals are made for action in response to significant adverse effects.	To be addressed in an Adoption Statement once Plans are adopted.

## 2.5 Technical Difficulties Encountered in Undertaking the SA

A number of technical difficulties were encountered in undertaking the SA. These largely surrounded the availability of evidence for a comparable assessment across all preferred and alternative options. In addition, evidence by definition is constantly changing to reflect more up to date conditions and analysis. It is also often updated to better influence the Plan through further exploration of mitigation or mitigation strategies. As such, difficulties were encountered in undertaking the SA regarding the constant evolution of the Plan's evidence base and other baseline conditions. Although this was a difficulty encountered, the methodology of the SA was not required to change.

Another problem encountered was the constant 'moving target' surrounding site submissions, with the Council considering site submissions beyond the call-for-sites process. This led to the assessment of sites being updated numerous times to factor in these new submissions. The SA of sites in Appendix 2 at this stage reflects the definitive list of considered sites through the SA, SHLAA 2014 and SHELAA 2017 processes.



## 2.6 Consultation Responses – Preferred Options Stage (2016)

The following table shows the consultation responses received at the Preferred Options 2016 on the Sustainability Appraisal. It additionally shows the SA response, and any actions that were forthcoming in the preparation of this SA at the Draft Publication 2017 stage.

Table 2: Consultation Responses

Consultee	Comment	SA Response
Mr C D Crane re: Weeley Heath	<p>Weeley Village has apparently been selected for development stating that 'such networks were good'? ... e.g. the small railway station is but a HOLT with one train per hour &amp; stopping at all stations. It is at best simply a local shuttle service between villages with NO SUNDAY service at all, it has been suggested that this station is likely to CLOSE due to very poor patronage? Further, it has minimal &amp; VERY unsecured car parking spaces for maybe 3 to 4 cars. This station does NOT have ticket purchasing facilities at all. The station area is NOT amenable to ANY future 'modernisation or expansion' as spare land is not available at all.</p>	<p>Noted. The proposals for Weeley were re-assessed during the formulation of the Draft Publication SA and are presented for consultation at this stage.</p>
	<p>The 'SEA' MUST be replaced with an ACCEPTABLE, REASONABLE &amp; REALISTIC ASSESSMENT for Weeley Village and NOT the Governments horrendous and detrimental suggested assessment figures.</p> <p>The above 'SEA', if applied, will be detrimental to any true 'assessment of local environment, social &amp; economic characteristics and priorities' &amp; all true studies of the area.</p> <ul style="list-style-type: none"> <li>• Likewise with HRA (Habitats Regulation Assessment-also an EU directive) this will also be redundant &amp; irrelevant within the near lifetime of any NEW local plan, or even before one becomes fully adopted? Habitats will be destroyed.</li> <li>• There are also several anomalies contained within the Spatial Portrait (2;1) that are detrimental to the Weeley aspect of the proposed plan, in so much as several alleged "facts" are in fact INCORRECT, Particularly regarding the roads/transport network and railways (economy) within the Weeley area as that area is QUITE different to others nearby.</li> </ul>	<p>Noted. The proposals for Weeley were re-assessed during the formulation of the Draft Publication SA and are presented for consultation at this stage.</p>
	<p>The TDC local plan proposal STATES that 'SEA' (Strategic</p>	<p>The SEA Directive is transposed into</p>



Consultee	Comment	SA Response
	<p>Environmental Assessment) was 'required' by a European Directive? As the UK is NOT going to remain within the EU within the lifetime of the proposed plan or even during within any adoption, then 'SEA' is surely totally redundant &amp; irrelevant?.. TDC must now take into account the seriously flawed &amp; fictitious statistics, as directed by the EU, in order to formulate a NEW plan, thus any such previous assessment will certainly be erroneous &amp; flawed while any such a directive numbers are included.</p>	<p>UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which apply to a plan or programme related solely to the United Kingdom. Sustainability Appraisal of the proposals in Local Plan is required by section 19 of the Planning and Compulsory Purchase Act 2004 and incorporates the required strategic environmental assessment.</p>
Historic England	<p>We remain unable to offer support in principle for garden city development where there has not been a demonstrable consideration of the impact of any such policy on the historic environment. Whilst the local plan sets out that the proposed developments will follow TCPA Garden City Principles, there is no specific consideration for the historic environment within these principles.</p> <p>This is reflected in the North Essex Authorities - Common Strategic Part 1 for Local Plans sustainability Appraisal of June 2016 (not formerly assessed by Historic England). Whilst this document appropriately sets out a sustainable approach for assessing Local Plan policies via SA Objective 9, this does not carry forward to the Sustainability Framework for Assessing Garden Community Options. In objective 2 of this table the element addressing this objective is Reflect a fusion of the best of the past while embracing new materials and the needs of modern living. This is not an adequate commitment to the necessary and legally required protection and enhancement of the historic environment.</p>	<p>Noted. Impacts were re-assessed for the historic environment at the Draft Publication stage. The SA recommends that enhancement is sought for heritage assets and the wider historic environment, to be addressed within Garden Community policies, masterplans and Garden Community specific DPDs. It is considered that these represent the appropriate stages to address such impacts, with more information on specific proposals.</p>
	<p>The sustainability appraisal goes on to identify that all of the Strategic policies for the North Essex region are very positive with regard to Objective 2 (which includes protection of the historic environment), including Policy SP7 included within the Tendring Local Plan Preferred Options Consultation Document. Given that the site has not yet been defined we are unable to concur with the opinion that the creation of 7000-9000 homes has "a strong prospect of fully meeting criteria with significant wide benefits" with regard to the historic environment.</p>	<p>Noted. Impacts were re-assessed for the historic environment at the Draft Publication stage. The SA identified that the scale of the Garden Communities ensure the potential to enhance heritage assets and the wider historic environment. This was reflected in the Policy. It should be noted that allocations within the Plan have to be accompanied by a planning</p>



Consultee	Comment	SA Response
	<p>As such, the sustainability appraisal is flawed where it considers the impacts of the Garden Community on the Historic Environment within Tending District and we are unable to support the policy until further evidence has been provided regarding the landscape and historic character around the proposed site and the impacts of any allocation on the significance of the historic environment.</p>	<p>application.</p>
<p>Mrs Jean Routledge</p>	<p>4th paragraph states that: Impacts associated with agricultural land.....are not insurmountable. I would like to see, for the GCE options, a cast-iron guarantee that Grade I Agricultural land will be maintained for agricultural use appropriate to its grading.  Also that any negative impacts on residential amenity should be eradicated. I would like to see the negative impact on Crockleford Heath and Mount Pleasant recognised and eradicated.</p>	<p>Noted.</p>
<p>Mrs S H Challinor</p>	<p>Public Consultation held without full information being provided to residents so that they can make an informed view. No sustainability appraisal yet provided by Tending District Council so how can they propose only a few sites and ignore many others when they have not yet carried out full appraisals or viability studies for all the sites which have come forward.  Public Consultation should take place once all up-to-date evidence is available, instead Tending District Council Cabinet have offered only a few selected sites which they will then do sustainability appraisal on once the consultation has been completed. This denies the public the democratic ability to have their say on all available sustainable and viable sites.</p>	<p>The Sustainability Appraisal process has been iterative throughout the process. A Sustainability Appraisal was consulted on at the Preferred Options stage. The consultation period was extended to ensure effective engagement on the SA alongside the Preferred Options Local Plan.</p>



## 3. Local Plan Progress to Date

### 3.1 Issues and Options 2015 Consultation and Interim SA Report 2016

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Tendring District Council consulted on an Issues and Options Local Plan in 2015. Representing the first stage in the plan-making process, this involved the LPA exploring 'issues and options' across the District in order to develop spatial strategy selection and scenarios surrounding growth.

An interim Sustainability Appraisal (SA) was produced for iterative purposes and to assist the Council in ensuring that the emerging Local Plan is justified, and has been assessed against reasonable alternatives.

The development of 'issues and options', and their subsequent SA in the Interim SA Report, ensures that the LPA is making every effort to meet housing needs. The Issues and Options Local Plan 2015 looked at broad locations for growth such as a new garden community, extensions to existing towns, and expansion of villages.

In order to fully meet the District's Objectively Assessed Need (OAN), the Issues and Options 2015 Local Plan document set out how a maximum indicative requirement of 10,000 new homes and 5,000 new jobs could be met within the District within the plan period. This indicated:

- 3,500 new homes in Clacton,
- 1,400 in Harwich,
- 1,100 in the Frinton and Walton area;
- 800 in the Manningtree area,
- 2,000 in the new settlement east of Colchester (of which half would count towards Tendring's requirement),
- 300 in Brightlingsea and
- 1,000 across Tendring's rural villages.

This above distribution amounts to a total of 9,100 homes. As a result, there was a need to explore options for up to a maximum of 900 additional homes in the District over the plan period. The Issues and Options Local Plan 2015 identified that this remaining 900 new homes could be delivered through either:

- A Hartley Garden Suburb (a Strategic Mixed Use development): A major development on greenfield land in north-west Clacton; or
- A Weeley Garden Village: A new settlement to be built on greenfield land around the A133 at Weeley; or
- A Tendring Central Garden Village: A new settlement to be built on greenfield land around the A120 at Frating; or
- Higher Urban Densities: House building at a higher density in and around our towns to reduce the amount of Greenfield land needed for development in other locations.

The identification of these options responded to the requirement to meet the full objectively assessed need over the plan period, particularly in light of the criticisms of the previous Local Plan that was halted in 2014, and the options were considered to be extensive, definitive and reasonable for exploration at that stage.



## 3.2 Preferred Options 2016

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In light of progress since then regarding Section One of the Local Plan and the need for the exploration of growth options across the Housing Market Areas (HMA), the majority of the Issues and Options 2015, were deemed consequently redundant and in need of reassessment. In addition, a number of additional growth options or scenarios were developed alongside additional options for the distribution of growth in different areas of the District as can be considered reasonable. These were subject to Sustainability Appraisal at the Preferred Options stage and a Preferred Options SA was consulted on.

The District Council provided the public with a chance to make representations on a Preferred Options Local Plan, in line with their Statement of Community Involvement (SCI) and through best practice in plan-making, in July 2016. This consultation ensured that the plan-making process remained transparent and informed to also ensure the best possible outcomes for the District.

The Preferred Options 2016 Local Plan developed the relevant content of the Issues and Option 2015 Local Plan in line with the progress of Section One of the Local Plan and the exploration of issues and options across North Essex. The Preferred Options Local Plan factored in the most up-to-date evidence in addition to those representations made at the Issues and Options stage to develop further options. It crucially set out a preferred strategy for delivering the District's objectively assessed growth needs over the plan period.

At the Issues and Options Local Plan stage, the quantum of development in different settlements or broad locations was largely indicative and it was highlighted at that stage that any final growth numbers per settlement were still to be decided.

Since that consultation stage and its concurrent call-for-sites process, newly proposed sites were explored and the Council's preferred selection of sites to meet objectively assessed growth needs were identified. In order to assist the Council's selection of sites, a Sustainability Appraisal at that stage also assessed available sites. The appraisal of sites within the SA at the Preferred Options stage were shared with the Council throughout the production of the SA Report in an iterative manner in order to offer timely evidence on the sustainability of the sites explored.

The Tendring District Council Preferred Options Local Plan was, and the Draft Publication Local Plan continues to be, formed of two distinct sections that explore different elements of planning requirements, broadly summarised as strategic issues over North Essex, and to meet the specific requirements of the District itself. These two 'Sections' of the Local Plan are explained in the corresponding sections.

## 3.3 Tendring District Council Local Plan: Section One

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Section One of the Local Plan provides allocations and policies to be included in each of the three Local Plans prepared by Braintree, Colchester and Tendring Councils; representing those authorities within North Essex that have identified a requirement to explore meeting growth needs through strategic, cross-boundary solutions.

Section One provides a strategic approach to the requirement for the authorities to meet the objectively assessed need for development land. It includes policies on sustainable development; overall housing and employment needs; infrastructure; place shaping; the spatial strategy; and Garden Communities.

Garden Communities are being explored as a way of meeting need which, by being locally driven, will ensure that infrastructure, facilities and services will be put in place when they are needed and that the local authority can control how quickly land is released for housing, employment, retail and other uses. If approved, work on the potential Garden Communities in these areas will continue to be progressed, both through the draft Local Plan and through additional





masterplans and DPDs which will be developed jointly by the relevant authorities.

## 3.4 Tendring District Council Local Plan: Section Two

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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.

## 3.5 The SA of the Tendring District Council Local Plan Sections One and Two

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In response to meeting the requirements of the SEA Regulations, two SAs have been produced for consultation; 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.

This SA Environmental Report responds to Section Two of the Tendring District Local Plan. A separate SA Environmental Report also produced by Place Services covers the strategic content of the Local Plans of the contributing North Essex authorities (Braintree District and Colchester Borough), and is also available for consultation alongside this SA and the Tendring District Local Plan.



## 4. Sustainability Context, Baseline and Objectives

### 4.1 Introduction

The following section outlines the key findings of the SA Scoping Report which includes an outline of the plans and programmes and the baseline information profile for the area

### 4.2 Plans and Programmes (Stage A1)

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

It is recognised that no list of plans or programmes can be definitive and as a result this report describes only the key documents which influence the Plan. Table 1 outlines the key documents, whilst a comprehensive description of these documents together with their relevance to the Plan is provided within Annex A.

Table 3: Key Documents (Sections One and Two)

International Plans and Programmes
European Commission (EC) (2011) A Resource-Efficient Europe – Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, The European Economic and Social Committee of the Regions.
European Landscape Convention (Florence, 2002)
European Union Water Framework Directive 2000
European Union Nitrates Directive 1991
European Union Noise Directive 2002
European Union Floods Directive 2007
European Union Air Quality Directive 2008 (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)
European Union Directive on the Conservation of Wild Birds 2009



European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992

European Community Biodiversity Strategy to 2020

United Nations Kyoto Protocol

World Commission on Environment and Development 'Our Common Future' 1987

The World Summit on Sustainable Development Johannesburg Summit 2002

Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

The Conservation of Habitats and Species Regulations, 2010

Review of the European Sustainable Development Strategy (2009)

Environment 2010: Our Future, Our Choice (2003)

SEA Directive 2001

The Industrial Emissions Directive 2010

Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU

The Drinking Water Directive 1998

The Packaging and Packaging Waste Directive 1994

EU Seventh Environmental Action Plan (2002-2012)

European Spatial Development Perspective (1999)

European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)

Aarhus Convention (1998)

### **National Plans and Programmes**

National Planning Practice Guidance (2016)

The Localism Act 2011

National Planning Policy Framework (March 2012)



The Housing White Paper (February 2017)
The Future of Transport White Paper 2004
Housing Act (2004)
Building a Greener Future: Policy Statement (July 2007)
Community Infrastructure Levy Guidance (April 2013)
Underground, Under Threat - Groundwater protection: policy and practice (GP3)
Model Procedures for the Management of Land Contamination – Contaminated Land Report 11 (September 2004)
Natural Environment and Rural Communities Act 2006
Countryside and Rights of Way Act 2000
Planning and Compulsory Purchase Act 2004
The Education (School Information) (England) (Amendments) Regulations, 2002
Childcare Act, 2006
Flood & Water Management Act 2009
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
Safeguarding Our Soils: A Strategy for England (2009)
Natural Environment White Paper: The Natural Choice: Securing the Value of Nature (2011)
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (2013)
Planning Policy for Traveller Sites (2012)
National Planning Policy for Waste (2014)
Adapting to Climate Change: Ensuring Progress in Key Sectors (2013)
DECC National Energy Policy Statement EN1 (2011)
DCLG: An Introduction to Neighbourhood Planning (2012)
JNCC/Defra UK Post-2010 Biodiversity Framework (2012)



Mainstreaming Sustainable Development (2011)

UK Marine Policy Statement, HM Government (2011)

Electricity Market Reform White Paper 2011

DfT (2013) Door to Door: A strategy for improving sustainable transport integration

DCLG (2011) Laying the Foundations: A Housing Strategy for England

DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy

DECC (2011) UK Renewable Energy Roadmap (updates setting out progress and changes to the strategy dated 2013 and 2013)

Community Energy Strategy (DECC, 2014)

The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)

Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)

Future Water: The Government's Water Strategy for England (DEFRA, 2008)

Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)

Safeguarding our Soils: A Strategy for England (DEFRA, 2009)

### Sub-national Plans and Programmes

Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment – on behalf of EPOA (July 2014)

Looking Back, Moving Forward – Assessing the Housing Needs of Gypsies and Travellers in Essex (2006)

Greater Essex Demographic Forecasts Phase 7 (2015)

Essex Transport Strategy: the Local Transport Plan for Essex (2011)

2011 Essex Biodiversity Action Plan

Commissioning School Places in Essex 2015-2020

Essex County Council Joint Municipal Waste Management Strategy 2007-2032



Anglian River Basin Management Plan (2015)
Essex Wildlife Trust Living Landscape plans
Essex Wildlife Trust Living Landscape Statements
Respecting our Past, Embracing our Future: A Strategy for Rural Essex (2016)
ECC Parking Standards: Design and Good Practice (September 2009)
The Essex Local Area Agreement – ‘Health and Opportunity for the People of Essex’ 2008 – 2011 (2010 Refresh)
ECC Development Management Policies (February 2011)
The Essex Strategy 2008 – 2018
Sustainable Drainage Systems Design and Adoption Guide 2012
Essex Minerals Local Plan (2014)
Essex Replacement Waste Local Plan (submitted June 2016)
Haven Gateway: Programme of Development: A framework for Growth, 2008 – 2017 (2007)
Haven Gateway: Integrated Development Plan (2008)
South East LEP Investment and Funding (March/April 2014)
Anglian Water Business Plan (2015-2020) (2012)
Draft Water Resource Management Plan (2014-2039) (2014)
Combined Essex Catchment Abstraction Management Plan (2013)
Haven Gateway Water Cycle Study: Stage 1 and 2 Reports (2008)
South East LEP Growth Deal and Strategic Economic Plan (2004)
ECC Developer’s Guide to Infrastructure Contributions (Revised Edition 2016)
Vision for Essex 2013-2017: Where Innovation Brings Prosperity (2013)
Corporate Outcomes Framework 2014-2018 Essex County Council (2014)
Colchester Draft Surface Water Management Plan (2014)



A12/A120 Route Based Strategy (2013)

Highway Authority's Development Management Policies (2011)

Economic Plan for Essex (2014)

Essex Design Guide (2005)

North Essex Catchment Flood Management Plan (2009)

Essex and South Suffolk Shoreline Management Plan (second phase) (2011)

Dedham Vale AONB and Stour Valley Management Plan 2010 – 2015

### Local Plans and Programmes

Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council, Objectively Assessed Housing Need Study - Peter Brett Associates (July 2015 and updated 2016)

North Essex Concept Feasibility Study (AECOM) - July 2016

Colchester Metro Town Evaluation of Alternatives (AECOM) – April 2017

Monks Wood, Braintree Evaluation of Alternatives (AECOM) – April 2017

HRA Report for North Essex Authorities Strategic Section 1 for Local Plans (LUC) (including Appropriate Assessment) – May 2017

Braintree Local Plan Preferred Option Assessment Highways/Transport Planning -March 2017

Colchester Borough Council, Braintree District Council, Tendring District Council and Essex County Council  
North Essex Garden Communities Employment & Demographic Studies – February 2017

North Essex Garden Communities Movement and Access Study – March 2017

Colchester Infrastructure Delivery Plan Report - March 2017

Retail and Town Centre Uses Study Colchester Borough Council: Retail Update 2013 (2013)

Landscape Character Assessment (Chris Blandford Associates, September 2006)

Habitat Regulations Assessment Survey and Monitoring Programme, Final Report, Colchester Borough Council (December 2013)



Colchester Coastal Protection Belt Review (Chris Blandford's Associates 2016)
CBC Strategic Housing Market Assessment (SHMA) (2014)
Creative Colchester Strategy & Action Plan (2012)
Safer Colchester Partnership: Strategic Assessment of Crime and Annual Partnership Plan 2012-2013 (2012)
CBC Townscape Character Assessment (2006)
CBC Scott Wilson Strategic Flood Risk Assessment (2008)
CBC Affordable Housing SPD (2011)
CBC Communities Facilities SPD (updated 2013)
CBC Better Town Centre SPD (2012)
CBC Sustainable Design and Construction SPD (2011)
Colchester Borough Council Housing Strategy (2012)
CBC Local Air Quality Management Progress Report (2013)
2016 Air Quality Annual Status Report (ASR) - July 2016
Colchester Environmental Strategy 2014-2019 draft (2014)
Colchester Borough Council's Comprehensive Climate Risk Assessment (2010)
Colchester Borough Council Landscape Strategy (2013)
Colchester Cycling Strategy SPD (2012)
CBC Core Strategy (2008)
CBC Development Policies DPD (2010)
CBC Site Allocations Policies DPD (2010)
Colchester Borough Green Infrastructure Strategy (2011)
Tendring economic development strategy (2013)
Tendring Strategic Housing Market Assessment (2013)





Braintree District Core Strategy (2011)
Babergh Adopted Core Strategy and Adopted Policies (2011 – 2031) Local Plan Document (2014)
Sustainable Development, Tendring District Council Local Plan Proposed Submission Draft Written Statement 2012 (as amended by the 2014 Focused Changes)
TDC Strategic Flood Risk Assessment (SFRA) (2009)
Tendring Open Space Strategy (October 2009)
Landscape Character Assessment, Vol. 1 & Vol. 2, Land Use Consultants on behalf of Tendring District Council, November 2001
Affordable Housing Viability Study, Tribal Consulting Ltd, October 2010, Viability Testing, Peter Brett, August 2013, reports prepared on behalf of Tendring District Council
Clacton Town Centre Vision, Intend, 2009
Celebrate-on-Sea – ‘Putting the fun back into Clacton’ (2010)
Infrastructure Study, Part 2 (January 2010)
Tendring District Historic Characterisation Project, Essex County Council, 2008
Tendring Geodiversity Characterisation Report, Essex County Council, 2009
Climatic Change Strategy 2010-2016, Tendring District Council
Tendring Economic Strategy (October 2013)
Retail Study Update (September 2010)
Chelmsford City Council – Emerging Local Plan and associated evidence base documents
Uttlesford District Council – Emerging Local Plan and associated evidence base documents

## 4.3 Baseline Information (Stage A2)

Annex B details the complete Baseline Information profile for the strategic area relevant to the content of the Local Plan.

The following section outlines a summary of the key baseline information and therefore the current state of the environment for the District.



### 4.3.1 Economy

- Compared to sub-national and national figures, Tendring district has experienced a low start up rate and a lower de-registration rate of businesses indicating a slightly less robust local economy.
- Further to this, Tendring District is predominantly rural in nature; however the majority of businesses are located in an urban location. This difference is in line with county and national business compositions which recorded highest proportions within urban areas. There is a wider need to provide more employment opportunities in rural locations.
- A total of 68.6% of the working population in Tendring District are in employment which is lower than sub-national and national employment levels. The proportion of Tendring District's working population who are economically active but unemployed is 5.4% which is above sub-national and national unemployment figures.
- Despite this, unemployment is in decline in Tendring. In Tendring unemployment has decreased by 4.8% since April 2012-March 2013.
- As of 2013, 60.1% of jobs within Tendring were classed as full-time, lower than the trends in working patterns found in Essex. Tendring also has a lower percentage of full-time jobs than Great Britain as a whole.
- The majority of jobs within Tendring and across all areas are major group 1-3 (managers, directors and senior officials; professional occupations; and associate professional and technical occupations). For Tendring this accounts for 32.2% of all employee jobs. Despite this, the proportion of people in these employment groups is lower than the regional and national figures. The other industry in the district which provides a higher proportion of employee jobs compared to the sub-national and national equivalent is major group 6-7 (caring, leisure and other service occupations; and sales and customer service occupations), consisting of services industries and sales and accounting for 28.4% of employees in Tendring.
- Tendring District includes Harwich International Port which has developed into a highly efficient, multi-purpose freight and passenger port handling bulk and container ships as well as roll-on, roll-off ferries and cruise ships. Harwich is one of the major UK ports for ferry and cruise tourism. Harwich is also one of the leading UK freight ports for bulk and container ships.
- The sector employing the most people in Tendring, according to an Economic Development Strategy (2013), was Health which accounted for approximately 17% of jobs, followed by Retail and Education. The Cultural, Visitor and Tourism sector encompasses a range of activities which play an important role in the District's economy. This sector is worth more than £353 million per annum to the economy and is estimated to provide 7,900 jobs across Tendring District. The majority of jobs and businesses in this sector are located in and around Clacton.
- Model based unemployment figures for Tendring District during the period January 2015 – December 2015 show that the unemployment rate was 5.3% which is higher than that for the East of England.
- The town centre of Colchester serves as a centre not only for the Borough but for a much wider area of North East Essex, with residents of Braintree, Maldon and Tendring districts travelling into the town to work, shop and use its community facilities.



## 4.3.2 Housing

- In 2014/15, 3.8% of the net dwelling completions, which accounts for 10 dwellings, were affordable within Tendring, as opposed to 73.9% in Braintree and 40.0% in Colchester. This data indicates that affordable housing is an issue, particularly in Tendring and to a lesser extent, in Colchester.
- In 2014/15, 3.8% of the net dwelling completions, which accounts for 10 dwellings, were affordable within Tendring. This data indicates that affordable housing is an issue.
- The composition of dwelling stock for Tendring is similar to that of Essex and England with the majority of dwellings being in the private sector. However, Tendring District reported the highest proportion of stock within the private sector at 91.3% as well as a smaller proportion of Local Authority owned dwellings compared with Essex and England at 4.7%. This is a higher difference between those figures than in Essex and England. In contrast there were proportionately fewer dwellings owned by Private Registered Providers in Tendring than any other area.
- The average dwelling price within Tendring District is £168,829. This is significantly lower than the county and national averages. The average dwelling prices for Essex is similar to the national average, but Tendring District is much lower. Braintree has a higher average dwelling price than Tendring and Colchester at £215,851.
- Meeting the housing needs in the District is an important issue. The updated SHMA indicates that the majority of market housing and affordable housing should be 2 and 3 bedroom properties. This trend is replicated when assessing all housing, with 70.3% of housing need is 2 and 3 bedroom dwellings.
- Tendring has seen no increase in Gypsy and Traveller provisions since January 2014.

## 4.3.3 Biodiversity

- Ramsar sites are wetlands of international importance designated under the Ramsar Convention which have a high degree of protection. They often incorporate Special Protection Areas (SPAs) and Special Areas for Conservation (SACs). In the Plan Area there are a number of Ramsar sites which include Hamford Water and parts of the Colne and Blackwater estuaries which include coastal areas, estuaries, rivers and lakes/reservoirs. These Ramsar sites are also SPAs.
- SACs are sites of international importance designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive). There is 1 SAC in the area: a large coastal area known as Essex Estuaries stretching from Shoeburyness to Jaywick Sands.
- All 15 SSSIs in Tendring and all 8 sites in Colchester are meeting the target of at least 95% of the SSSI area being brought into favourable condition. 3 of the 4 SSSIs in Braintree are meeting the target, but Bovingdon Hall Woods is at 93.30% favourable or unfavourable recovering. Colne Estuary in Tendring and Colchester, Stour Estuary in Tendring are the only SSSIs and not meeting the PSA target for 100% of their area, however the area not in a favourable or favourable recovering condition is small.

## 4.3.4 Landscapes

- Within the area's landscape there are many areas of special interest which have been designated and protected from inappropriate development. The main areas of importance are Landscape Character Areas (LCAs), an Area of Outstanding Natural Beauty (AONB), Protected Lanes and Special Verges.



- The Essex Landscape Character Assessment (Chris Blandford Associates, 2003) is based on the Countryside Agency's guidance, and establishes a 'baseline' of the existing character of the Essex landscape. The assessment involved a broad review of the landscape identifying 'Landscape Character Areas' within Essex. They are areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place.
- In the north west of Tendring District is the Dedham Vale Area of Outstanding Natural Beauty (AONB) covering an area of 90 sq. km, designated for conservation due to its significant landscape value. Made famous by the paintings of Constable and Gainsborough, its traditional grasslands, wildflower meadows and hedgerows provide an opportunity for both residents and visitors to enjoy the peace and beauty of what are among some of England's most precious and vulnerable landscapes.
- Tendring has a significant concentration of grade 1 and 2 agricultural land to the north west of the District on the border with Colchester Borough. The majority of the central part of the District is grade 3 land, with small areas of grade 2 running from south west to north east through the centre of Tendring. Coastal areas have lower quality land, with grade 4 land to the south around Colne Point and Holland-on-Sea and grade 4 and 5 land around Harwich and Dovercourt

#### 4.3.5 Population and Social (including Health and Education and Skills)

- The area's population has been projected to increase (ONS, 2014) to 2021. Some of the highest increases in populations county-wide are forecast to be in Tendring District.
- The population in Tendring is predicted to increase over Local Plan period, with high growth rates. Tendring has a high population of people aged over 65. This age group is also predicted to increase over Local Plan period.
- Pupil numbers across Clacton secondary schools are predicted to decline over the next 3 years. However, the level of demand for Year 7 places is forecast to increase significantly from 2018/19 onwards once pupils from new housing are included within forecasts, and this situation will be closely monitored. Pupil numbers across the other secondary schools / academies in the district are forecast to remain relatively stable over the course of the next 5 years. The impact of new housing in the locality of these schools will be closely monitored to ensure that there are sufficient school places available to meet any increase in demand.
- Tendring on average has lower proportions of students achieving KS4 results across all measures when compared with Braintree and Colchester. This trend extends to adult qualifications.
- Tendring has the highest level of deprivation for a local authority within Greater Essex. Of the 326 local authorities within England, Tendring ranks within the top 25% for extent and the top 16% for the remaining three measures –local concentration, average score and average rank.
- Life expectancy of residents within Tendring District is lower than the regional and national averages with men living for an average of 78.7 years and women on average living 82.0 years.
- Tendring has a higher proportion of claimants of incapacity benefit or severe disability allowance than the region and the nation. The majority of claimants are aged 50+.
- Participation in sport has seen a reduction in Tendring from the previous year. In addition, obesity in Tendring is more prevalent than the region and the nation.
- At the time of writing there were 47 academy schools in Tendring District, 40 primary schools and 7 secondary schools. There were also 2 adult education centres. Primary school numbers, as forecast in



the Commissioning Schools for Essex document, are set to rise in the five year period 2013-2018 to 9,928, due to rising births and new housing, requiring plans to be developed with local schools to increase the provision in the District.

- Overall pupil numbers in secondary schools in Clacton are predicted to decline in the period 2013/18 to 8,000. However, demand for year 7 places in Clacton is forecast to increase from 2017/2018 onwards to 8,395 once pupils from anticipated new housing are included in the forecast.
- Tendring has the highest level of deprivation for a local authority within Greater Essex. It is estimated that almost a fifth of people in the District live in seriously deprived neighbourhoods.

#### 4.3.6 Air Quality and Noise

- There are no AMQAs within Tendring District.
- The Tendring District Council Air Quality Progress Report shows that Tendring District is currently meeting the air quality objectives. The automatic data does show there is a risk of exceeding the nitrogen dioxide objective at the Clacton Town Hall site; however this site experienced low data capture due to networking problems.

#### 4.3.7 Climatic Factors

- Tendring District consumes more energy from non-renewable sources as a percentage of their consumption compared to the East of England as a whole. More than three quarters of Tendring's 2,532.2GWh energy consumption is from petroleum products and natural gas.
- Registering 38.27% of their consumption deriving from petroleum, Tendring is lower than the percentage for the East of England. In contrast only 20.6GWh of energy consumed is from renewable bioenergy and waste sources, equating to just 0.81% of energy consumption in Tendring. This is comparatively low when measured against the 1.01% achieved across the East of England region.
- Tendring has one of the lowest reductions in CO<sub>2</sub> emissions relative to the 2005 data of all the Districts in Essex at just 11.5%. This is 6.1% below the average reduction per capita for Essex. Braintree and Colchester are higher than the Essex average at 18.7% and 18.6% respectively.

#### 4.3.8 Transport

- The Great Eastern Main Line provides rail services between London Liverpool Street and the East of England, including Witham, Chelmsford, Colchester and Clacton-on-Sea. It also carries freight traffic to and from Harwich International Port, which handles container ships and freight transport to and from the rest of the UK. Harwich is also one of the major UK ports for ferry and cruise departures.
- Crossrail is expected to start operating in the first part of this plan period with services commencing just south of Chelmsford in Shenfield. The opportunities that Crossrail will bring in terms of additional capacity and quicker journeys to a wider choice of destinations will be a contributor to the continued attractiveness of north Essex as a place to live and to do business.
- Transportation provision in Tendring District includes 14 railway stations with connections to Colchester, Chelmsford, Ipswich, Norwich, Stratford and London. The average journey time between Clacton-on-Sea and London Liverpool Street is 1 hour 26 minutes.



- Within Tendring, there are numerous bus routes throughout the District including frequent inter-urban routes linking villages to the larger urban areas of the district and the large town of Colchester in the adjoining borough. The dispersed geography of the District means that there is a reliance on the use of private cars.
- The area is largely rural, whilst also being the site of a key international gateway at Harwich.
- There are network efficiency issues on a number of strategic inter-urban routes which are operating at or near to capacity. In addition, the capacity of the A12 is further constrained by the operation of the junctions and sub-standard slip roads. The A12, managed by Highways England, has recognised issues with poor reliability and delays, and the Roads Investment Strategy (2015 – 2020) seeks to implement major improvements to address these issues.
- Proportionately more households own 1 car or van within Tendring District at 45.3%, which is slightly higher than national and regional statistics.
- Tendring is above the regional and national averages for households owning 1 or more cars. Despite this, a lower proportion of people use a private car or van to travel to work.
- The District registered significant proportions of residents travelling outside to other local authority areas to find employment.

#### 4.3.9 Water

- The north of the area has relatively high contamination vulnerability because of the porosity of the underlying chalk.
- Water management is challenging given the combination of high development growth and it being one of the driest counties in England. Annual rainfall in the area is only 65% of the average in England and Wales. In respect of water quantity a significant portion of the resource is considered to be 'water stressed; the resource availability status of rivers and aquifers show that they are generally over abstracted; and not self-sufficient in relation to local sources of water supply and needs to import substantial quantities of water to satisfy existing demand.
- The latest Tendring Water Cycle Study identified issues with a number of smaller wards within the District. These are:
  - Jaywick – Wastewater Treatment and Wastewater Infrastructure
  - Frinton-on-Sea and Walton-on-the-Naze – Wastewater Infrastructure
  - Brightlingsea – Wastewater Infrastructure
  - Lawford, Manningtree and Mistley – Wastewater Infrastructure
  - Thorpe le Soken – Wastewater Infrastructure
  - St Osyth – Wastewater Infrastructure
- The key activities required to resolve the "red" time periods above are:
  - Wastewater - Detailed review of development and discharges to establish the required increase in the consented DWF for Jaywick STW, and apply if necessary.
  - Extension and upgrade/capacity increase of current sewer network.



### 4.3.10 Flooding

- The National Planning Policy Framework seeks to avoid inappropriate development in areas at risk of flooding, but where development is necessary, to ensure that it is safe and does not increase flood risk elsewhere.
- Surface water flood risk is relatively high with all main settlements assessed being ranked in the top 1,000 settlements most susceptible to surface water flooding.
- Significant levels of flood risk have been identified along the Essex coast and inland along river stretches.

### 4.3.11 Cultural Heritage and Townscape

- The historic environment should be effectively protected and valued for its own sake, as an irreplaceable record which contributes to our understanding of both the present and the past.
- Archaeological deposits across Tendring range in date from the Palaeolithic, through to structures related to the Cold War. However, it should also be remembered that the EHER records represent only the known deposits with many new sites being identified each year. Archaeological sites (and their setting) constitute a finite, non-renewable resource which is vulnerable to damage. There is a need for updated Historic Characterisation Studies within the District to provide a more accurate description of the archaeological deposits in order to better understand the vulnerability of the historic environment.
- According to the Heritage at Risk Register (2016), there are 15 assets listed as being at risk in Tendring. This consists of 7 Scheduled Monuments, 4 Listed Buildings and 4 Conservation Areas.
- Tendring District benefits from 27 Scheduled Monuments which include above and below ground features.
- There are 3 Registered Parks and Gardens within Tendring District which have each been designated by English Heritage as being “a park or garden of special historic interest”.
- Tendring has 22 Conservation Areas which are defined as historical settlements and buildings having ‘special architectural or historical interest, the character of which is desirable to preserve or enhance’.

### 4.3.12 Minerals and Waste

- The plan area has extensive deposits of sand and gravel. The sand and gravel resources in Essex are significant in national, sub-national and local terms - Essex is one of the largest producers in the UK; most geographically extensive and significantly mixed within the centre and north of Essex – namely the districts of Uttlesford, Braintree, Chelmsford, Colchester and Tendring.
- The Replacement Waste Local Plan (submitted June 2016), as published by Essex County Council and Southend-on-Sea as the combined Waste Planning Authority, allocates 4 sites within Tendring. These are:
  - Tendring
    - Morses Lane, Brightlingsea
    - Sloughs Farm, Ardleigh
    - Sunnymead, Elmstead & Heath Farms



- Wivenhoe Quarry Plant area
- There are two sites within Tendring identified as preferred or reserved for primary mineral extraction of sand and gravel. These are Site Nos A20 – Sunnymead, Alresford and B1 – Slough Farm, Arleigh.
- The majority of the sand and gravel produced in Essex (about 78%) is used within the County itself. This position looks unlikely to change over the long-term. Consequently the main factor influencing production of sand and gravel in the future will be the need to meet the minerals demand for the whole of Essex created by major development and new infrastructure projects within Essex itself.
- The silica sand resources in Essex are processed for industrial purposes at Arleigh from a mixed resource, north-east of Colchester. Industrial uses include glassmaking, foundry casting, ceramics, chemicals and water filtration.

### 4.3.13 Trans-national Implications

The Scoping Report, undertaken by Tendring District Council in 2015, explored the state of the environment within Tendring; however consideration has since been given to the possibility of trans-national impacts resulting from the scale of growth and those broad locations identified for development within Section One.

In view of this, no trans-national effects were deemed likely as a result of the Section One content singularly or in combination with the relevant Section Twos of the three Local Plans or any other plans and programmes. This is as result of the Section One Habitats Regulation Assessment Screening Assessment and associated Appropriate Assessment (AA) (2017) which explores the environmental impacts of the Section One on international and national designations for nature conservation. The AA identifies that although impacts arise as a result of the level of growth in Section One due to recreation, effective mitigation is possible.

### 4.3.14 Data Limitations

Not all the relevant information was available for the authority; as a result there are some gaps within the data set. It is believed however that the available information shows a comprehensive view on sustainability within the Plan Area. New data that becomes available will be incorporated in the SA.

It should be noted that while the baseline will be continually updated throughout the SA process, the information outlined within this report represents a snapshot of the information available at the beginning of May 2017.





## 4.4 Key Sustainability Issues and Problems and Sustainability Objectives (Stage A3)

The outcome of Stages A1 – A2 in the SA Process is the identification of key sustainability issues and problems facing the Plan Area which assist in the finalisation of a set of relevant Sustainability Objectives. Issues are also identified from the review of plans and programmes and a strategic analysis of the baseline information.

The appraisal of the Local Plan will be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Local Plan's proposed content.

The following table outlines the key sustainability issues and considerations for the Plan Area.

**Table 4: Key Sustainability Issues and Problems and the state of the environment in the absence of the Local Plan Section Two**

Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)
Social integration	Some of the highest increases in populations county-wide are forecast to be in Tendring District and there is a need to integrate new communities with existing ones.	Social integration is an important issue to ensure through Local Planning policies and sensitive and appropriate housing allocations within the District. A plan-led system is able to ensure proportionate growth is allocated to the most sustainable areas, or with a focus on regeneration, rather than being led by market forces alone as can be expected in the absence of a Local Plan	1.To provide decent and affordable homes for all
Quality of life	Tendring has the highest level of deprivation for a local authority within Greater Essex.		
Population growth	The area's population has been projected to increase (ONS, 2014) to 2021. Some of the highest increases in populations county-wide are forecast to be in Tendring District.	As indicated by need, market forces alone cannot be expected to deliver all types of housing need in the District. The exploration of relevant policy, Spatial Strategy and strategic housing options across the District enables growth that reflects need and ensures the delivery of such housing.	
The need for specific housing types	There is an identified need for more starter homes and housing for older people.		
Affordable	In 2014/15, 3.8% of the net		



Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)
housing	dwelling completions, which accounts for 10 dwellings, were affordable within Tendring; this data indicates that affordable housing is an issue.		
Ageing population	Tendring has a high population of people aged over 65. This age group is also predicted to increase over the Local Plan period.		
Gypsy and Traveller requirements	Tendring has seen no increase in Gypsy and Traveller provisions since January 2014.		
Agricultural land and soil quality	There are significant areas of Grade 1 agricultural land within Tendring.	A strategic approach to growth in the District has the ability to protect such areas through exploring options outside Grade 1 agricultural land. Without such plan-led approach, Tendring District Council could see planning applications come forward on such land and be under pressure to permit such development proposals in order to meet OAN requirements and demonstrate a 5 year housing land supply.	2.To ensure that development is located sustainably and makes efficient use of land
Preserving mineral deposits	The area has extensive deposits of sand and gravel. The sand and gravel resources in Essex are significant in national, sub-national and local terms - Essex is one of the largest producers in the UK; most geographically extensive and significantly mixed	The consideration of land within Minerals Safeguarding Areas (MSAs) is best done at the plan level. Without a plan-led approach regarding the allocation of land to meet development needs, development proposals are likely to come forward without such regard.	



Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)
	within the centre and north of Essex – namely the districts of Uttlesford, Braintree, Chelmsford, Colchester and Tendring.		
Rural transport	The Plan Area is largely rural in nature and rural public transport services and interconnectivity is poor.	A plan-led approach to allocating sites for development enables rural transport issues to be taken fully into account and improved where possible through enhancements to such infrastructure. In the absence of the plan, it is possible that isolated and individual proposals would come forward in rural areas with no scope for such improvements and policy considerations.	
Jobs	A total of 68.6% of the working population in Tendring District are in employment which is lower than sub-national and national employment levels. The proportion of Tendring District's working population who are economically active but unemployed is 5.4% which is above sub-national and national unemployment figures.	The link between homes and jobs is a key tenet of sustainability, as is ensuring progressive growth in employment opportunities across a range of sectors and in sustainable locations. This is best addressed at the plan level, and cannot be ensured through a reliance on suitable proposals coming forward. Without a plan-led approach it can be expected that out commuting will continue and the location of new housing and employment opportunities would remain disparate.	3.Harness the District's economic strengths
Rural employment	Tendring District is predominantly rural in nature; however the majority of businesses are located in an urban location.		
Commuting patterns	The District registers significant proportions of residents travelling outside		



Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)
	to other local authority areas to find employment.		
Employment sectors	Significant elements of the District's employment are in the tourism and agricultural sectors.		
Car ownership	Tendring is above the regional and national averages for households owning 1 or more cars.	Car ownership can be expected to increase without the development of solutions that deliver truly sustainable options at a strategic level and that ensure a range of employment opportunities and services are accessible by sustainable means.	4.Minimise transport growth whilst capturing the economic benefits of international gateways
Congestion Air quality	Congestion is common on specific sections of the Council-managed network.		
Congestion and interconnectivity	There are network efficiency issues on a number of strategic inter-urban routes which are operating at or near to capacity. The Government-managed A12 has recognised issues with poor reliability and delays.		
Rural transport	The Plan Area is largely rural in nature and rural public transport services and interconnectivity is poor.		
Social integration	Some of the highest increases in populations county-wide are forecast to be in Tendring District and there is a need to integrate new communities with existing ones.	The absence of a strategic approach within the District is likely to lead to the allocation of development that can be considered comparatively more piecemeal and not directed in order to stimulate wider infrastructure benefits, and ancillary development requirements, that can be of wider benefit to new and existing communities.	5.To build stronger more resilient sustainable communities with better education and social outcomes
Quality of life	Tendring has the highest level of deprivation for a		



Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)	
	local authority within Greater Essex.			
Healthcare services	Health services in the Plan Area are either underprovided or otherwise oversubscribed. Life expectancy of residents within Tendring District is lower than the regional and national averages with men living for an average of 78.7 years and women on average living 82.0 years.	In exploring options for strategic level growth, the opportunity to integrate adequate health service and recreation provision into developments, or can otherwise ensure that accessibility to healthcare facilities is improved. In the absence of this approach, it is likely that current trends will continue and negative implications be exacerbated.		
Participation in sport and obesity	Participation in sport has seen a reduction in Tendring. In addition, obesity in Tendring is more prevalent than the region and the nation.			
Educational achievement	Tendring on average has low proportions of students achieving KS4 results across all measures. This trend extends to adult qualifications.	The consideration of school capacities is best addressed through a plan-led approach that explores the cumulative impacts of sites within school catchments. In the absence of a Local Plan it is likely that individual proposals would be permitted on their own merits and lead to cumulative capacity issues.		
School capacity	School capacities are forecast to be in deficit, when adjusted for new housing requirements			
International and European wildlife designations	In the Plan Area there are a number of Ramsar sites which include parts of the Colne estuary and coastal areas.  There is also one 1 SAC in the area: a large coastal area known as Essex	The exploration of strategic growth in a plan led system at an early stage enables the results and recommendations of HRA and AA to be factored into plan making at the strategic level. Without looking at the cumulative impacts of development, it is likely that individual proposals are		6.Protect and enhance natural, historic and environmental assets



Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)
	Estuaries	permitted that in unison would have significant negative effects on International and European wildlife designations.	
National and local wildlife designations	There are 15 SSSIs, Local Wildlife Sites and Local nature Reserves in the Plan Area.	The exploration of strategic growth in a plan led system at an early stage, enables the green infrastructure of the strategic area to be interconnected and enhanced through a joined-up approach to proposals and associated economies of scale that could otherwise not be expected.	
Heritage assets at risk	According to the Heritage at Risk Register (2016), there are 15 assets listed as being at risk in Tendring. This consists of 7 Scheduled Monuments, 4 Listed Buildings and 4 Conservation Areas.	A plan-led approach over the wider strategic area ensures that housing and employment needs can be met in more suitable areas regarding the protection of the historic environment; in the absence of this approach district wide needs would be met more independently and development pressures could lead to the allocation of less suitable land or urban concentration / expansion at higher densities which could impact on Conservation Areas and historic cores.	
Conservation Areas	There are 22 Conservation Areas within the Plan Area.		
AONB pressures	There is one AONB, Dedham Vale, which lies on the border of Suffolk and Essex in Colchester and Tendring covering an area of 90 sq. km. It has been designated such because it is an exceptional example of a lowland river valley and plans are being explored to extend this designation westward.	A plan-led approach to growth has the ability to preserve and enhance designations through exploring options outside of such areas. Without such an approach, development pressures could exist regarding the Dedham Vale AONB which could affect its integrity or its future enhancement.	
Renewable	Tendring District consumes	Solutions to address this issue can be	7.Reduce contributions to



Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)
energy use	more energy from non-renewable sources as a percentage of their consumption compared to the East of England as a whole	considered to be viable only through a plan-led at the strategic level that can incorporate and stimulate the provision for renewable energy and energy efficiency aspirations through economies of scale.	climate change
Water scarcity and management	Water management is challenging given the combination of high development growth and it being one of the driest counties in England. In respect of water quantity a significant portion of the resource is considered to be 'water stressed'; the resource availability status of rivers and aquifers show that they are generally over abstracted; and not self-sufficient in relation to local sources of water supply and needs to import substantial quantities of water to satisfy existing demand.	A plan-led approach enables water management issues to be addressed over the entire district in response to development allocations in unison. This enables service providers to consult on the Plan and determine whether capacity improvements are required. In the absence of a plan-led approach it is likely that development could be permitted on their own merits that contribute to water scarcity and management issues.	8.To conserve and enhance natural resources and reduce climate change impacts
Fluvial flood risk	Although flooding cannot be completely prevented, its impacts can be avoided and reduced through effective planning and land management. The National Planning Policy Framework seeks to avoid inappropriate development in areas at risk of flooding, but where development is necessary, to ensure that it is safe and does not increase flood risk elsewhere.	A plan-led approach over the plan area ensures that housing and employment needs can be met in areas that are less susceptible to flooding; in the absence of this approach district wide needs would be met more independently and development pressures could lead to the allocation of less suitable land or urban concentration / expansion at higher densities which would exacerbate surface water flood risk.	



Local Plans and Programmes	Description / Supporting Evidence	State of environment in the absence of the Local Plan Section Two	Sustainability Objective (SO)
Surface water flood risk	Surface water flood risk is relatively high with all main settlements assessed being ranked in the top 1,000 settlements most susceptible to surface water flooding.		
Coastal flood risk	Significant levels of flood risk have been identified along the Essex coast and inland along river stretches.		

## 4.5 Sustainability Framework for Assessing the Local Plan's Policy Content

The following framework sets out the Local Plan SA framework for the assessment of Policy options. It represents that consulted on in the 2015 Scoping Report undertaken by Tendring District Council and amended throughout the process through consultation. The Sustainability Objectives are broadly compatible, however some incompatibilities exist through those social and economic objectives that seek sustainable growth, and those environmental protection / enhancement objectives that are often in conflict with growth. To that extent, Sustainability Objectives 1-5 can be seen to conflict with the principles of Objectives 6-8. This SA adopts a balanced and pragmatic approach in light of this, and seeks to ensure that the best possible outcomes result in line with the Plan's primary objectives.

**Table 5: The Sustainability Framework**

Sustainability Objective	Assessment Criteria	Indicator	SEA Themes
1.To provide decent and affordable homes for all	- Will it provide the homes needed to support the existing and growing population?	The number of net additional dwellings	Material Assets
	- Will it provide more affordable homes across the District?	Affordable housing completions	





Sustainability Objective	Assessment Criteria	Indicator	SEA Themes
	- Will it deliver a mix of housing types to meet the diverse needs of the District?	% of residential completions that are two or three bedroom	
	- Will it deliver well designed housing?	Achieving minimum space standards for all housing types	
2.To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	Losses of industrial land in key business and regeneration areas Amount of completed retail, office and leisure development delivered	Material Assets Climatic Factors Landscape
	- Will it reduce the need for development on greenfield land?	% of new and converted dwellings on previously developed land	
	- Will it provide good accessibility by a range of modes of transport?	% of new development within 30 minutes of community facilities	
	- Will densities make efficient use of land?	Amount of development > 30 dwellings per hectare	
3.Harness the District's economic strengths	- Will it improve the delivery of a range of employment opportunities to support the growing population?	Amount of floorspace developed for employment	Material Assets Population Cultural Heritage
	- Will it contribute to the Cultural, Visitor and Tourism sector?	Money the sector brings to the local economy % of jobs related to this sector	
	- Will it enhance the vitality and viability of town centres?	Total amount of floorspace generated for town centre uses	
	- Will it sustain the rural	Location of new residential and	



Sustainability Objective	Assessment Criteria	Indicator	SEA Themes
	economy?	employment development	
4.Minimise transport growth whilst capturing the economic benefits of international gateways	- Will it reduce the need to travel?	% of new dwellings within 30 minutes public transport time of local services	Population Climatic Factors
	- Will sustainable modes of transport increase?	% of journeys to work by private car % of journeys to work by public transport, walking and cycling	Air Human Health
	- Will it promote development of the ports?	Number of applications permitted for non-port related development within the port designated areas	
5.To build stronger more resilient sustainable communities with better education and social outcomes	- Will it provide access to education, recreation and community facilities?	Provision of social infrastructure and services on allocated sites Contributions received towards community facilities	Population Human Health Landscape
	- Will it ensure healthier lifestyles and access to healthcare facilities?	GP waiting times and capacities Walking / cycling modes of transport uptake New healthcare facility provision through growth Health related statistics	
	- Will existing open spaces be protected and new open space be created?	Open space provision ha/1000 population Contributions received towards open space provision	
	- Will levels of educational attainment improve?	% of total working age population educated to Level4 and above % of total working age population with no qualifications	
	- Will it reduce actual crime and the fear of crime?	Number of offences per 100,000 population	



Sustainability Objective	Assessment Criteria	Indicator	SEA Themes
6. Protect and enhance natural, historic and environmental assets	- Will heritage assets and sites of potential archaeological importance be protected or enhanced?	Number of listed buildings, scheduled Monuments and Registered Parks and Gardens at risk (and removed from risk register through repair / adaptive reuse)  Archaeological evaluation undertaken prior to development	Cultural Heritage Landscape Biodiversity Geodiversity Flora, Fauna
	- Will Conservation Areas be protected or enhanced?	Number of Conservation Areas (and number and extent at risk)	
	- Does it provide areas of accessible green space to allow the dispersal of species?	Provision of suitable accessible natural greenspace identified through appropriate assessments	
	- Will it protect or enhance designated areas of the countryside (including landscape) and coastal environment?	Amount of development affecting designated areas  Number of SSSIs in favourable condition  Applications with landscape conditions.	
	- Will it protect Greenfield and high quality agricultural land?	% of new and converted dwellings on previously developed land	
7. Reduce contributions to climate change	- Will it reduce greenhouse gas emissions?	% reduction in Carbon Dioxide emissions	Climatic Factors Human Health Soil Air Water
	- Will sustainable design and construction techniques be employed?	% of new dwellings built to at least level 3 of the Code for Sustainable Homes	
	- Will it lead to an increased proportion of energy needs being met from renewable resources?	Renewable energy capacity installed by type	



Sustainability Objective	Assessment Criteria	Indicator	SEA Themes
	- Will it reduce pollution?	Number of Air Quality Management areas Number of Blue Flags and Quality Coast Awards Number of potentially contaminated sites	
8.To conserve and enhance natural resources and reduce climate change impacts	- Will water quality be maintained or improved?	Percentage length of estuary quality classed as Good	Human Health Water
	- Will it reduce the risk of flooding?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Soil Waste Biodiversity
	- Does it minimise waste and increase rates of reuse and recycling?	% of household waste recycled	
	- Will it deliver SuDS and improve drainage?	Number of SuDS schemes approved	



## 4.6 The Approach to Assessing the Local Plan’s Policy Content

The SA of the Local Plan appraises the document’s policies against the Sustainability Objectives (SOs) outlined in the above framework. The aim is to assess the sustainability effects of the document following implementation. The appraisal will look at the secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects in accordance with Annex 1 of the SEA 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.

For clarity, within this Environmental Report, appraisals will be set out in the same format as shown in the following table.

**Table 6: Impact on Sustainability Objectives**

	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short Term								
Medium Term								
Long Term								

The content to be included within the table responds to those ‘significant effects’ of the policy or element of the Local Plan subject to appraisal. Appraisals will also look at the following:

- Temporal effects;
- Secondary, Cumulative and Synergistic effects;
- The appraisal of Alternatives;
- Impacts on indicators; and
- Proposed mitigation measures / recommendations

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



### 4.6.1 Description of ‘Significant Effects’

The strength of impacts can vary dependant on the relevance of the policy content to certain sustainability objectives or themes. Where the policies have been appraised against the Sustainability 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
?	Possibility of either positive or negative impacts, or general uncertainty.
0	No impact
N/A	Not applicable to the scope or context of the appraised content
-	Strong prospect of there being minor negative impacts and mitigation would be possible
--	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation)

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

### 4.6.2 Description of ‘Temporal Effects’

The appraisals of the policies contained within the Local Plan recognise that impacts may vary over time. Three time periods have been used to reflect this and are shown in the appraisal tables as S (short term), M (medium term) and L (long term). For the purpose of the policy elements of the Plan S, M and L depict:

(S) Short term: early stages of the plan period.

(M) Medium Term: middle stages of the plan period.

(L) Long term: latter stages of the plan period (2033) and where relevant beyond

### 4.6.3 Description of ‘Secondary, Cumulative and Synergistic Effects’

In addition to those effects that may arise indirectly (secondary effects), relationships between different policies 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 policies together, and synergistic effects are those that offer a strengthening or worsening of more than one policy that is greater than any individual impact.

### 4.6.4 Description of ‘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.

Alternatives for the direction of policies will be appraised and chronicled alongside each appraisal where relevant and identified, together with the reason for their rejection / non-progression.

#### 4.6.5 Description of 'Proposed Mitigation Measures / Recommendations'

Negative or uncertain impacts may be highlighted within appraisals. 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 are not directly linked to negative or uncertain impacts, but if incorporated may lead to sustainability improvements.

### 4.7 Sustainability Frameworks for Assessing the Local Plan's Site Allocation Options

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The Sustainability Appraisal Scoping Report (2015) undertaken by Tendring District Council in 2015, included a SA Framework consisting of Sustainability Objectives (SOs) and assessment criteria. This intends to provide a way of checking whether the proposed Local Plan and its options are the best possible ones in terms of sustainability and are used to assess the social, environmental and economic effects of the Plan.

Whereas the approach can be considered suitably applicable to assessing the impacts of policy criteria, the framework is considered less suitable for assessing sites on a quantitative and comparable basis in order to assess all sites to the same level of detail. For this purpose, as required of SA, a number of different frameworks have been explored for the assessment of sites at different scales and uses. Separate frameworks are presented in the following sub-sections responding to the assessment methodology for:

- Strategic Level Growth Options; and
- Non-strategic sites (including specific criteria relevant to employment proposals and Gypsy and Traveller sites)

### 4.8 The Approach to Appraising Strategic Mixed Use Options

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A number of Strategic Mixed Use options have been explored throughout the plan-making process to date, including the notion of 'Expanded Settlements' at the Preferred Options stage. Many of these were subject to SA in an Interim SA Report undertaken in April 2016 and further assessed at the Preferred Options stage. These were reassessed in light of the content and emergence of Section One of the Local Plan, which explored similar, albeit larger, options across the Housing Market Area and re-assessments were additionally presented within the Preferred Options SA in July 2016.

In the context of Section Two of the Local Plan, Strategic Mixed Use options are defined as those larger sites that were submitted for consideration in the call-for-sites process, either singularly or as an amalgamation of submissions. They represent those sites that would yield large scale housing mixed-use opportunities of strategic importance to meeting the District's housing and employment needs. Although the sites have been assessed in the same way as all of the Plan's site allocation options (Appendix 2), it has been considered that such development proposals would require additional considerations in response to their scale and scope to deliver additional benefits to new and existing communities.



The methodology, or framework, for assessing sites at this scale within the District was initially presented in the Interim SA Report of April 2016 and was also contained within the Preferred Options SA July 2016 for consultation.

Strategic growth options have been explored in light of garden city principles generally (as informed by TCPA Garden City Principles and NPPG) as well as in consideration of the appropriate local characteristics of the area / District. This is in mind of the general approach to ensuring such development is sustainable in theory as well as in context. The following table sets the principles for assessing new settlement options. This framework will be applied to broad areas, identified through looking at a similarly broad map of constraints in the District.

**Table 7: The framework for assessing Strategic Mixed Use options**

TDC SA Objectives and sub-criteria	Corresponding Garden City Principle(s) and any additional considerations (where deemed applicable to the scale of Strategic Mixed Use options)
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**1. To provide decent and affordable homes for all**

- Will it provide the homes needed to support the existing and growing population?	- Garden Cities (should be) part of a wider strategic approach to meeting the nation's housing needs.
- Will it provide more affordable homes across the District?	- The majority of homes in a new Garden City must be 'affordable' for ordinary people.
- Will it deliver a mix of housing types to meet the diverse needs of the District?	<ul style="list-style-type: none"> <li>- Provide mixed-tenure homes and housing types that are genuinely affordable</li> <li>- At least 50% of the homes that are classified as 'affordable' must be for social rent.</li> <li>- Consider life-time homes and the needs of particular social groups, such as the elderly.</li> <li>- A range of housing types including self-build / custom build and gypsy and traveller pitches</li> </ul>
- Will it deliver well designed housing?	- Aspire to the very best domestic and commercial architecture with sensitivity to local vernacular design and materials.

**2) To ensure that development is located sustainably and makes efficient use of land**

- Will it promote regeneration?	<ul style="list-style-type: none"> <li>- Capture rising land values created by the development of the town can repay infrastructure costs (not applicable at the scale of Strategic Mixed Use developments)</li> <li>- Positive contribution towards identified regeneration priority areas and institutions</li> </ul>
- Will it reduce the need for development on	N/A (it is likely that the Garden cities would only be viable on greenfield land)





TDC SA Objectives and sub-criteria	Corresponding Garden City Principle(s) and any additional considerations (where deemed applicable to the scale of Strategic Mixed Use options)
greenfield land?	
- Will it provide good accessibility by a range of modes of transport?	- New Garden Cities should be located only where there are existing public transport links to major cities, or where real plans are already in place for its provision.
- Will densities make efficient use of land?	- There is no single density requirement for Garden Cities

### 3) Harness the District's economic strengths

- Will it improve the delivery of a range of employment opportunities to support the growing population?	<ul style="list-style-type: none"> <li>- New Garden Cities must provide a full range of employment opportunities.</li> <li>- There should be a range of employment opportunities in the Garden City itself, with a variety of jobs within easy commuting distance of homes.</li> </ul>
- Will it contribute to the Cultural, Visitor and Tourism sector?	N/A (Can be considered more relevant to established settlements).
- Will it enhance the vitality and viability of town centres?	<ul style="list-style-type: none"> <li>- Positive contribution towards town centres.</li> <li>- Inclusion of cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods</li> </ul>
- Will it sustain the rural economy?	N/A (The nature of Garden Cities makes this particular assessment criterion redundant for this purpose).

### 4) Minimise transport growth whilst capturing the economic benefits of international gateways

- Will it reduce the need to travel?	<ul style="list-style-type: none"> <li>- Walking, cycling and public transport should be the most attractive and prioritised forms of transport in the Garden City.</li> <li>- Ensure a comprehensive and safe network of footpaths and cycleways throughout the development, and public transport nodes within a short walking distance of all homes.</li> </ul>
- Will sustainable modes of transport increase?	<ul style="list-style-type: none"> <li>- Where car travel is necessary, consideration should be made of shared transport approaches such as car clubs.</li> </ul>
- Will it promote development of the ports?	N/A (Can be considered more relevant to particular settlements).



TDC SA Objectives and sub-criteria	Corresponding Garden City Principle(s) and any additional considerations (where deemed applicable to the scale of Strategic Mixed Use options)
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**5) To build stronger more resilient sustainable communities with better education and social outcomes**

- Will it provide access to education, recreation and community facilities?	<ul style="list-style-type: none"> <li>- Create shared spaces for social interaction and space for both formal and informal artistic activities, as well as sport and leisure activities.</li> <li>- Strong emphasis should be placed on homes with gardens and on space for both allotments and community gardens and orchards to provide for healthy local food.</li> <li>- Garden Cities are places of cultural diversity and vibrancy with design contributing to sociable neighbourhoods. This means, for example, shaping design with the needs of children's play, teenage interests and the aspirations of elderly in mind.</li> <li>- New Garden Cities should include opportunities for people to build their own home (either alone or collectively), and set aside land for future community needs.</li> </ul>
- Will existing open spaces be protected and new open space be created?	<ul style="list-style-type: none"> <li>- Create shared spaces for social interaction and space for both formal and informal artistic activities, as well as sport and leisure activities.</li> <li>- Acceptable relationship only with and impact on occupiers of existing properties and neighbouring areas / towns (maintaining adequate separation)</li> <li>- Incorporation of generous areas of publicly accessible open space, allotments/food production areas</li> </ul>
- Will levels of educational attainment improve?	N/A (Educational needs not specifically mentioned, although general access and infrastructure requirements will indirectly adhere to this assessment criteria)
- Will it reduce actual crime and the fear of crime?	N/A (Although the Garden City Principles do not explicitly mention crime and the fear of crime, general design principles are likely to ensure that this assessment criteria is indirectly adhered to).

**6) Protect and enhance natural, historic and environmental assets**

- Will listed buildings and sites of potential archaeological importance be protected or enhanced?	- Reflect a fusion of the best of the past while embracing new materials and the needs of modern living.
- Will conservation areas be protected or	N/A (The nature of Garden Cities as separate from existing settlements means



TDC SA Objectives and sub-criteria	Corresponding Garden City Principle(s) and any additional considerations (where deemed applicable to the scale of Strategic Mixed Use options)
enhanced?	that this assessment criterion is not directly relevant to their principles).
- Does it provide areas of accessible green space to allow the dispersal of species?	- Net gain to biodiversity is secured through master plans which link generous private and community gardens with wider public green and blue space and ultimately with strategic networks of green infrastructure and habitat creation.
- Will it protect or enhance designated areas of the countryside (including landscape) and coastal environment?	N/A (It is possible that the nature of Garden Cities could mean that that their development would not be compatible with this assessment criteria, pending detailed assessment in specific circumstances).  - Acceptable impacts only on sites of nature conservation interest.
- Will it protect Greenfield and high quality agricultural land?  - Will it have an unacceptable Landscape?	N/A (the nature of Garden Cities is such that their development would be within current Greenfield land).  - A surrounding belt of countryside to prevent sprawl, well connected and biodiversity rich public parks, and a mix of public and private networks of well-managed, high-quality gardens, tree-lined streets and open spaces (not all of these may be applicable at the scale of Strategic Mixed Use development within the District).  - Acceptable impacts only on high quality agricultural land and important landscape features.

### 7) Reduce contributions to climate change

- Will it reduce greenhouse gas emissions?	- Garden Cities must demonstrate the highest standards of technological innovation in zero carbon and energy positive technology to reduce the impact of climate emissions (may not be applicable at the scale of Strategic Mixed Use development within the District).
- Will sustainable design and construction techniques be employed?	- In building standards, a requirement for innovation beyond zero carbon and in the use of materials and construction techniques.
- Will it lead to an increased proportion of energy needs being met from renewable resources?	- Garden Cities must demonstrate the highest standards of technological innovation in zero carbon and energy positive technology to reduce the impact of climate emissions (may not be applicable at the scale of Strategic Mixed Use development within the District).
- Will it reduce pollution?	- Absence of insurmountable problems (ground conditions, flood risk, hazardous risks, pollution, contamination and air quality)



TDC SA Objectives and sub-criteria	Corresponding Garden City Principle(s) and any additional considerations (where deemed applicable to the scale of Strategic Mixed Use options)
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#### 8) To conserve and enhance natural resources and reduce climate change impacts

- Will water quality be maintained or improved?	N/A (This criterion is not a specific Garden City Principle)
- Will it reduce the risk of flooding?	- Garden Cities offer the opportunity to be highly climate resilient through extensive green and blue infrastructure. - Incorporation of carbon/energy-positive technology to ensure climate resilience
- Does it minimise waste and increase rates of reuse and recycling?	N/A (This criterion is not a specific Garden City Principle)
- Will it deliver SuDS and improve drainage?	- Incorporation of SuDS.

The basis for making judgements within the assessment of Strategic Mixed Use Options is identified within the following key:

Possible impact	Basis for judgement
++	Strong prospect of fully meeting criteria with significant wider benefits
+	Reasonable prospect of fully meeting criteria
?	Reasonable prospect of partially meeting criteria
-	Unlikely to fully meet criteria however mitigation possible regarding impacts
--	Unlikely to meet criteria without significant negative impacts (pending further detailed investigation regarding mitigation)
0 / N/A	No impact / Not Applicable to the development use proposed

The appraisal of strategic growth options have been assessed on a largely qualitative basis in line with the strategic nature of each option and the level of information available for each option at the present time. With this in mind, this SA is intended to be a high level tool to assist the District in the selection of strategic growth locations.

It should also be noted that in the appraisal of options, judgements have been made in line with the eventual scope and scale of each proposal. To that effect, what would constitute a significant constraint for a smaller or non-strategic site may represent a significant opportunity at the scale of an effective strategic growth location. This is particularly relevant for infrastructure requirements and it should be acknowledged that strategic growth locations can assist in meeting necessary thresholds in broad areas to deliver and stimulate some infrastructure provision to the benefit of the new and



wider existing communities.



Table 8: The SA site pro forma / framework – Site options

TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
1) To provide decent and affordable homes for all							
<ul style="list-style-type: none"> <li>- Will it provide the homes needed to support the existing and growing population?</li> <li>- Will it provide more affordable homes across the District?</li> </ul>	The number of net additional dwellings	The site could be considered strategic for the purposes of meeting the District's housing targets over the plan period	The site has been promoted for housing and is in conformity with the Spatial Strategy and Settlement Hierarchy.	The site has been promoted for housing however is not in conformity with the Spatial Strategy and Settlement Hierarchy.	N/A	Where applicable	All other / unrelated proposals
<ul style="list-style-type: none"> <li>- Will it deliver a mix of housing types to meet the diverse needs of the District?</li> </ul>	% of residential completions that are two or three bedroom  Submission of sites for Gypsy and Traveller or RSL allocation	RSL submitted sites for housing	Site information suggests meeting identified need of 2 / 3 bedroom housing  OR  Site is for a care home, Gypsy and Traveller site	N/A	N/A	Where applicable	All other / unrelated proposals
<ul style="list-style-type: none"> <li>- Will it deliver well designed housing?</li> </ul>	Achieving minimum space standards for	N/A	Site is considered a suitable density for	Site is considered an unsuitable	N/A	Where applicable	All other / unrelated proposals



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
	all housing types		the character of the area	density for the character of the area			
2) To ensure that development is located sustainably and makes efficient use of land							
- Will it promote regeneration?	Losses of industrial land in key business and regeneration areas	N/A	N/A	Site proposal would see a minor or net loss of industrial land in key business and regeneration areas	Site proposal would see a significant loss of industrial land in key business and regeneration areas	Where applicable	All other / unrelated proposals
	Amount of completed retail, office and leisure development delivered	Site proposals is for retail, office or leisure use	Site proposal is for mixed use incorporating retail, office or leisure use	Site proposal would see the loss of current retail, office or leisure use	N/A	Where applicable	All other / unrelated proposals
- Will it reduce the need for development on greenfield land?	% of new and converted dwellings on previously developed land	Site is brownfield	Site is largely brownfield.	Site is greenfield but adjacent to current settlement boundaries. Potential Landscapes.	Site is greenfield and detached from current settlement boundaries. Likely Landscapes.	Where applicable	All other / unrelated proposals



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
- Will it provide good accessibility by a range of modes of transport?	% of new development within walking / cycling distance of community facilities	< or = to 400m	> 400-800m	> 800m – 1.4km	> 1.4km	N/A	All other / unrelated proposals
3) Harness the District's economic strengths							
- Will it improve the delivery of a range of employment opportunities to support the growing population?	Amount of floorspace developed for employment	Proposal is for employment use	Proposal is for mixed-use incorporating employment opportunities	Proposal sees a loss of previously employment land	Proposal is on land protected for employment use	Where applicable	All other / unrelated proposals
- Will it contribute to the Cultural, Visitor and Tourism sector?	Money the sector brings to the local economy  % of jobs related to this sector	Proposal incorporates A3, A4, C1, D2 or relevant sui generis use classes	N/A	N/A	Proposal would see a net loss of A3, A4, C1, D2 or relevant sui generis use classes	Where applicable	All other / unrelated proposals
- Will it enhance the vitality and viability of town centres?	Distances to town / local centres	< or = to 400m	> 400-800m	> 800m – 1.4km	>1.4km	401m-800m from boundary  OR	All other / unrelated proposals





TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
						Where applicable	
- Will it sustain the rural economy?	Location of new residential and employment development	Employment proposals (business, leisure, tourism) in rural areas (as defined) within or adjacent to existing development boundaries	Employment proposals (business, leisure, tourism) in rural areas (as defined) physically separated from existing development boundaries	N/A	N/A	Where applicable	All other / unrelated proposals
4) Minimise transport growth whilst capturing the economic benefits of international gateways							
- Will it reduce the need to travel?  - Will sustainable modes of transport increase?	% of journeys to work by public transport, walking and cycling	< 400-800m to a bus stop AND train station	< 400-800m to a bus stop OR train station	> 800m – 1.4km to a bus stop OR train station	> 800m - 1.4km to a bus stop AND train station	Where applicable	All other / unrelated proposal
- Will it promote development of the ports?	Number of applications permitted for non-port related development within the port	N/A	Proposal incorporates port related development within a port	Proposal incorporates non-port related development in a port designated	N/A	Where applicable	All other / unrelated proposals



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
	designated areas		designated area	area			
5) To build stronger more resilient sustainable communities with better education and social outcomes							
- Will it provide access to education, recreation and community facilities?	Distance to primary school	< or = to 400m	> 400-800m	>1km	>1.2km	Where applicable	All other / unrelated proposals
	Distance to secondary school	< or = to 400m	> 400-800m	>1km	>1.2km	Where applicable	All other / unrelated proposals
	School capacity (primary)	Site yield would meet the threshold for the delivery of a new primary school	Potential yield of site can be accommodated by nearest primary school	Potential yield of site can not be accommodated by nearest primary school	N/A (significantly negative impacts for this criterion will be highlighted through cumulative site assessment)	Where applicable	All other / unrelated proposals
	School capacity (secondary)	Site yield would meet the threshold for the delivery of a new secondary school	Potential yield of site can be accommodated by nearest secondary school	Potential yield of site can not be accommodated by nearest secondary school	N/A (significantly negative impacts for this criterion will be highlighted through cumulative site assessment)	Where applicable	All other / unrelated proposals
	Distance to GP	< or = to 400m	> 400-800m	>1-1.4km	>1.5km	Where applicable	All other / unrelated



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
	services						proposals
- Will existing open spaces be protected and new open space be created?	Open space provision ha/1000 population  Contributions received towards open space provision	Proposal would see a net gain in open space provision	Proposal is not on designated open space	The proposal is on designated open space, but with open space provision	The proposal is on designated open space with no replacement open space provision	Where applicable	All other / unrelated proposals
- Will levels of educational attainment improve?	% of total working age population educated to Level 4 and above  % of total working age population with no qualifications	It is considered that this objective is relevant to the Local Plan's policy content only.					
- Will it reduce actual crime and the fear of crime?	Number of offences per 100,000 population	It is considered that this objective is relevant to the Local Plan's policy content only.					
6) Protect and enhance natural, historic and environmental assets							
- Will listed buildings and	Number of heritage	The proposal would	The proposal would	The proposal would	The proposal would	Where applicable	Where applicable.



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
sites of potential archaeological importance be protected or enhanced?	assets at risk Archaeological evaluation undertaken prior to development	enhance the significance of heritage assets, including their setting, or historic landscape character.	conserve the significance of heritage assets, including their setting, or historic landscape character.	lead to harm to the significance of heritage assets, including their setting, however mitigation would be possible.	lead to irrevocable harm to the significance of heritage assets, including their setting.		All other / unrelated proposals
- Will conservation areas be protected or enhanced?	Number of Conservation Areas						
- Does it provide areas of accessible green space to allow the dispersal of species?	Provision of suitable accessible natural greenspace identified through appropriate assessments	Proposal would see a net gain in accessible natural greenspace provision	Proposal is not on designated accessible natural greenspace	The proposal is on designated open space, but with accessible natural greenspace provision	The proposal is on designated open space with no replacement accessible natural greenspace provision	Where applicable	All other / unrelated proposals
- Will it protect or enhance designated areas of the countryside (including landscape) and coastal environment?	Amount of development affecting designated areas Number of SSSIs in	Site is not within a SSSI IRZ	Site is within a SSSI IRZ but is for a use that would not require consultation with Natural	Site is adjacent to a SSSI.	Site is within a SSSI.	Where applicable OR Site is within a SSSI IRZ and would require consultation	All other / unrelated proposals



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
	favourable condition		England			with Natural England	
		N/A	Site will not affect a SPA, SAC, Ramsar, NNR, LNR, LoWS, SINC, cSINC	Site is within or partly within, or adjacent to a NNR, LNR, LoWS, SINC, cSINC	Site is within or partly within, or adjacent to a SPA, SAC, Ramsar,	Where applicable	All other / unrelated proposals
		N/A	Site will not affect Ancient Woodland, a Protected Lane / Special Verge, TPO.	Site is within or adjacent to Ancient Woodland. OR Site access is via a Protected Lane / Special Verge OR Site would see the loss of a TPO, or group.	N/A	Where applicable	All other /unrelated proposals
7) Reduce contributions to climate change							
- Will it reduce greenhouse	% reduction in	It is considered that this objective is relevant to the Local Plan's policy content only.					



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
gas emissions?	Carbon Dioxide emissions						
- Will sustainable design and construction techniques be employed?	% of new dwellings built to at least level 3 of the Code for Sustainable Homes	It is considered that this objective is relevant to the Local Plan's policy content only.					
- Will it lead to an increased proportion of energy needs being met from renewable resources?	Renewable energy capacity installed by type	Proposal includes renewable energy generation.	N/A	N/A	N/A	Where applicable	All other proposals
- Will it reduce pollution?	Number of Air Quality Management areas	N/A	Site is >200m from an AQMA	Site is < or = to 200m of an AQMA	N/A	Where applicable	All other / unrelated proposals
	Number of potentially contaminated sites	N/A	N/A	N/A	N/A (For Gypsy and Traveller Site Provision – site is on contaminated land)	Site is on contaminated land / suspected contaminated (for information only)	Site is not on contaminated land



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
8) To conserve and enhance natural resources and reduce climate change impacts							
- Will water quality be maintained or improved?	Groundwater protection	N/A	Not in GPZ	Within outer zone (Zone 2, Zone 2c)	Within inner zone (Zone 1, Zone 1c)	Where applicable Within total catchment (Zone 3)	All other / unrelated proposals
- Will it reduce the risk of flooding?	Fluvial flood risk	FZ1  (For Gypsy and Traveller pitches – FZ1)	<50% FZ2  (For Gypsy and Traveller pitches – <50% FZ2)	<50% FZ3  (For Gypsy and Traveller pitches – 1-14% FZ3)	50% or over FZ3  (For Gypsy and Traveller pitches – 15-20% FZ3 and/or site is in a Critical Drainage Area)	Where applicable 50% or over FZ2  (For Gypsy and Traveller pitches – 50% or over FZ2)	All other / unrelated proposals
	Surface water flood risk	Very low	Low	High  (For Gypsy and Traveller pitches – site is in an area of Medium risk)	N/A  (For Gypsy and Traveller pitches – site is in an area of High risk)	Where applicable Medium (does not apply to Gypsy and Traveller pitches [see negative impacts])	All other / unrelated proposals
- Does it minimise waste and increase rates of reuse and recycling?	% of household waste recycled	It is considered that this objective is relevant to the Local Plan's policy content only.					



TDC SA Objectives and sub-criteria	Indicator	++ Significantly positive impacts	+ Minor positive impacts	- Minor negative impacts	-- Significantly negative impacts	? Uncertain or unknown impacts	0 / N/A No impact or not applicable to proposal
- Is it in a Minerals Safeguarding Area (MSA)	Location in regard to mineral deposits	N/A	Site is not within a MSA	N/A	N/A	Site is within a MSA	All other / unrelated proposals
- Is it in a Waste Consultation Zone?	Location in regard to existing and planned waste management facilities / Waste Consultation Zone (WCZ)	N/A	Site is not within a WCZ	N/A	N/A	Site is within a WCZ	All other / unrelated proposals
- Will it deliver SuDS and improve drainage?	Number of SuDS schemes approved	It is considered that this objective is relevant to the Local Plan's policy content only.					





## 4.9 Assumptions Made in the Assessment of the Plan's Content

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### Policy and Site Appraisals

It should be noted that the appraisal of options is not straightforward, in reflection of the need to create a 'level playing field' for the assessment of both allocated and alternative policies and sites.

A lot of the available information and evidence commissioned for the Plan has been progressed in line with the allocated sites and strategy at this stage. In order to create a level playing field for the assessment of both allocated and alternative options, to the same level of detail, a lot of this information has not been considered within this appraisal.

This includes:

- The emerging Infrastructure Delivery Plan (IDP);
- Local Plan Transport Modelling
- The Integrated Water Management Plan (IWMP)

The appraisal of the Plan's options has been undertaken using all available information that is relevant for use across all options. For this purpose and to further reflect a consistency of approach, regarding sites, the detailed information submitted for each site by the landowners / developers of each option have not been taken into account in those instances where they can be seen to offer different levels of information. As such, only those site boundaries and the quantum of development for options have been taken from the respective submissions.



# 5. The Appraisal of the Tendring District Council Local Plan Section Two

## 5.1 Introduction

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The following sub-sections respond to the appraisal of each element of the Local Plan. This responds to an appraisal of each policy within the document: in each sub-section, an appraisal of all identified reasonable alternatives has been included for transparency and robustness. The process behind the identification of each alternative has been included, citing the source of each alternative in each instance.

## 5.2 The Vision and Objectives

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A number of policies are required to link the strategic elements of Section One of the Local Plan, exploring options in the North Essex authorities' strategic area, with more localised strategic issues in the administrative area of Tendring District. For this purpose, issues such as a spatial strategy across the District, an approach to settlement boundaries to accommodate housing growth and general design considerations have been explored within Section Two of the Local Plan.

This section contains the following elements of the Plan:

- The Vision for Tendring
- The Objectives for the Plan

### 5.2.1 Vision

#### Vision for Tendring District

**“In 2033, Tendring will be a vibrant, healthy and attractive place to live, work and visit. It will have a thriving, resilient and prosperous economy that promotes sustainable economic growth, making sustainable use of its natural and historic environments, maritime connections and popularity as a visitor destination.”**

**Tendring’s residents will have the opportunity to enjoy a safe and healthy quality of life in communities that offer a range of high quality new housing which meet local needs, job opportunities and other important services and facilities, including improved retail provision. They will be able to enjoy a variety of landscapes including a tidy coast, the open countryside with its elements of natural beauty, a wealth of wildlife areas where biodiversity has been conserved and enhanced and a diverse range of attractive historic settlements, landscapes and assets and an integrated network of protected wildlife-rich areas which are conserved and enhanced. The district will be the home to people of all ages and abilities, providing a range of activities, attractions and facilities that will appeal to the active retired, the young and residents of working age. The district will also provide for the specialist needs of all people ensuring, in particular, that children and young people have the knowledge and skills to secure the opportunity for a good start in life.**

**Seaside Towns**



Clacton-on-Sea will have established itself as the place everyone wants to live. With the rejuvenation of the town's attractive and safe beaches (including the coastal protection scheme between Holland Haven and Clacton), high quality shops, restaurants and cafes in the town centre, creation of new country parks and the construction of hundreds of new high quality, spacious and much sought after houses, bungalows and retirement complexes, the economy will have seen a significant resurgence with new job opportunities in the retail, leisure, hospitality and health sectors.

Clacton will have still maintained its tourism roots, building a thriving local tourism industry but as well as attracting holiday makers, the town will provide a range of activities and attractions that our older residents can enjoy with their children and grandchildren at the weekends and during the school holidays, and a strong evening economy where people from the town and surrounding areas will come for a fun and relaxing evening with their friends and colleagues in some of the town's new and trendy restaurants, nightclubs and entertainment venues. In Jaywick Sands, regeneration projects will continue to raise the standard of living in this part of Clacton. Jaywick Sands will have seen, through the provision of a deliverable development framework, a sustainable community with associated economic, community and employment opportunities.

The town will also have new training facilities with a centre of excellence for health and assisted living.

Frinton-on-Sea and Walton-on-the-Naze will enjoy year-round prosperity whilst retaining their very distinctive individual characteristics. Walton will have seen the biggest change with an injection of new housing, holiday accommodation, shops and leisure attractions bringing vitality to the town centre and core visitor areas, with new medical facilities serving the resident population. Frinton will have also seen some new homes and improvements to public spaces whilst continuing to offer a unique and non-commercialised shopping and leisure experience to its residents and its visitors. Both settlements will have succeeded in preserving and enhancing their special historic character.

#### Harwich and the A120 corridor

The Harwich area will experience an economic resurgence with a number of major employers operating in the area with developments including Stanton Europark, Harwich Valley and Carless making the most of the A120. As a result, the housing market will have picked up and a number of housing developments will have taken place. The Old Town of Harwich will offer new leisure activities and a number of visitor attractions associated with its maritime history including the Mayflower. Dovercourt Town Centre and seafront will have also improved its offer of a year round shopping and leisure experience. These benefits will have taken place whilst continuing to preserve and enhance the town's maritime heritage through careful consideration of its associated buildings, structures and coastal landscapes.

#### Tendring Colchester Borders Garden Community

Neighbouring Colchester will have been the focus for significant growth in jobs and housing and will have a thriving economy that will benefit Tendring residents, many of whom commute into the town each day for work. A new community will be developed to the east of Colchester, developed on garden community principles, with necessary infrastructure and facilities provided and high quality of built and urban design. With major investment in rapid transit services to the town centre, pedestrian and cycle connections a new link road between the A120 and A133, the management of traffic congestion will have improved and provision of upgraded broadband infrastructure and services The University of Essex will be one of the leading research and development facilities in the country and, as a result, businesses will have moved to the area to benefit from its expertise and improved transport links. The new garden suburb crossing the Colchester Borough and Tendring District boundary will be a much sought-after place to live.

#### Rural Heartland



In the district's substantial rural heartland, the smaller towns of Manningtree with Lawford and Mistley and Brightlingsea along with some of the larger villages will have seen some modest levels of new housing and employment development to support local shops and services, address local issues and provide for local needs and facilitate investment by local businesses in job opportunities.

In some of the district's more remote villages, hamlets and other rural communities a flexible approach to small-scale housing development has helped keep those communities vibrant. Improvements to the telecommunications network and internet broadband services have given these areas a new lease of life with more people able to work, shop and learn from the comfort of their own home.

Any new development will need to obtain the following outcomes:

1. Creating the right balance of jobs, housing and infrastructure
2. Ensuring that development is sustainable in terms of location, use and form
3. Balancing the development needs of the district with the protection and enhancement of the natural, historical and built environment
4. Excellent services and facilities easily accessed by local communities and businesses
5. More walkable places and an excellent choice of ways to travel
6. Vibrant, well connected town and productive countryside
7. Avoid, then mitigate and, as a last resort compensate for adverse impacts of development on the built, historic and natural environment and capitalising on these features
8. Stronger, more self-reliant town and countryside with thriving centres
9. Enhanced quality of life for all residents
10. Working with partners and residents to develop a place where people really matter
11. All new developments should account for, adapt to and mitigate against climate change.

## Significant, Temporal and Secondary Effects

Table 9: Impact on Sustainability Objectives: Vision for Tendring District

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	++	++	+	+
Medium	++	++	++	++	++	++	+	+
Long	++	++	++	++	++	++	+	+

The Plan's Vision's eleven primary outcomes will have a range of positive impacts on the Sustainability Objectives.



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. This is not a criticism of the Vision however, where it can be seen to directly focus on those elements required of Local Plans and which are crucial to future growth in the District. Impacts associated with climate change can be seen as ancillary to development and not directly required to be included within the Vision. It should also be noted that such sustainability objectives are covered in more detail within specific policies within the Plan that seek to ensure positive outcomes in this regard as a prerequisite of growth within the District should potential issues be identified on an individual application basis.

### Alternatives Considered

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 this SA, commensurate to their individual context.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

## 5.2.2 Strategic Objectives

The Objectives of the Plan are as follows:

### Objectives

#### Objective 1 – Housing Delivery

- To provide new dwellings within Tendring District up to 2033 of sufficient variety in terms of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population; and
- To deliver high quality sustainable new communities.

#### Objective 2 – Employment/Commercial

- To provide for the development of employment land on a variety of sites to support a diversity of employment opportunities and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth up to the period of 2033.

#### Objective 3 – Retail Development

- To promote the vitality and viability of the town centres through the promotion of retail and other related uses, exploiting the benefit of enhanced growth of the towns whilst retaining the best and valued aspects of their existing character.

#### Objective 4 – Infrastructure Provision

- To make efficient use of existing transport infrastructure and ensure sustainable transport opportunities are promoted in all new development. Where additional capacity is required in the form of new or upgraded transport infrastructure, to ensure this is provided as necessary in



connection with new development.

- To enable provision of upgraded broadband infrastructure and services.
- To ensure that new growth brings opportunities to enhance existing services, facilities and infrastructure for the benefit of existing and new communities
- To ensure that flood defence infrastructure is considered so that future developments take into consideration the impacts of climate change.
- To ensure there is adequate capacity in the foul sewerage infrastructure.

#### Objective 5 – Education and Health

- To improve and provide good quality educational opportunities and prospects for Tendring's residents as part of sustainable community strategy. This includes practical vocational training and apprenticeships.
- To work with partners in National Health Service, local health organisations, Essex County Council and local community groups to ensure adequate provision of healthcare facilities to support growing communities.
- To work with Public Health to promote and encourage healthy lifestyles through developments and planning to ensure that the people of Tendring have opportunities to be as healthy as able.

#### Objective 6 – Sustainability

- To locate development within Tendring District where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, and other services locally or in locations which minimise the need to travel and where there are modes of transport available in addition to the use of car.

#### Objective 7 – The Historic Environment

- To conserve and enhance Tendring District's historic environment, including heritage, respecting historic buildings and their settings, heritage assets, landscapes, links and views

#### Objective 8 – Biodiversity

- To provide a network of interconnected multi-functional natural green and blue spaces which secures a net gain in biodiversity and geodiversity, promotes healthy lifestyles and enhances the quality of the natural and built environment.

#### Objective 9 – Water and Climate Change

- To reduce the risk of flooding (all types) by securing the appropriate location and design of new development (including SuDS), having regard to the likely impact of climate change.

#### Objective 10 – Tourism Protection



- To work with partners to provide an enhanced environment for tourism and the maritime sector and its associated services.

## Significant, Temporal and Secondary Effects

Table 10: Impact on Sustainability Objectives: Strategic Objectives

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	++	++	++	++
Medium	++	++	++	++	++	++	++	++
Long	++	++	++	++	++	++	++	++

The Plan's Objectives directly correspond to the requirements and aspirations of the majority of the Sustainability Objectives. The Strategic Objectives can be seen to have sustainability at the fore front of Plan preparation and outcomes, with objectives relevant to local characteristics and conditions.

### Alternatives Considered

No alternative approaches can be considered reasonable in so far that all of the Sustainability Objectives are covered by the Plan's Objectives and are suitably compatible. Any deviation from the Plan's Objectives as they are presented could not be considered focused on and aligned to the sustainability issues facing the Plan Area.

### Proposed Mitigation Measures / Recommendations

At the Preferred Options SA stage, it was recommended that specific mention is made to archaeology within Objective 7 – Cultural Heritage. This recommendation has since been factored into the policy with the inclusion of the 'historic environment' which in planning terms is strongly related to archaeology and the Essex Historic Environment Record (HER). There are no new proposed mitigation measures or recommendations made at this stage.



## 5.3 Sustainable Places Policies

The Local Plan's strategic objective for Sustainability is 'To locate development within Tendring District where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, and other services locally or in locations which minimise the need to travel and where there are modes of transport available in addition to the use of car.' This section of the Plan contains the following elements:

- Policy SPL1: Managing Growth
- Policy SPL2: Settlement Development Boundaries
- Policy SPL3: Sustainable Design

### 5.3.1 Policy SPL1: Managing Growth

The policy is as follows:

#### Policy SPL1 – Managing Growth

##### SETTLEMENT HIERARCHY

##### Strategic Urban Settlements

- Clacton-on-Sea (comprising, Central Clacton, Jaywick Sands, West Clacton, Great Clacton (North), East Clacton and Holland-on-Sea)
- Harwich and Dovercourt (including Parkeston and part of Ramsey)
- The Tendring / Colchester Borders Garden Community

##### Smaller Urban Settlements

- Frinton, Walton and Kirby Cross
- Manningtree, Lawford and Mistley
- Brightlingsea

##### Rural Service Centres

- Alresford
- Elmstead Market
- Great Bentley
- Little Clacton
- St. Osyth





- Thorpe-le-Soken; and
- Weeley

**Smaller Rural Settlements:**

- Ardleigh
- Beaumont-Cum-Moze
- Bradfield
- Frating
- Great Bromley
- Great Holland
- Kirby-le-Soken
- Little Bentley
- Little Bromley
- Little Oakley
- Ramsey Village
- Tendring
- Thorpe Station Maltings
- Thorrington
- Weeley Heath
- Wix
- Wrabness

This policy contributes towards achieving Objectives 1 and 6 of this Local Plan.



## Significant, Temporal and Secondary Effects

Table 11: Impact on Sustainability Objectives: Policy SPL1

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	++	?	?	N/A
Medium	++	++	++	++	++	?	?	N/A
Long	++	++	++	++	++	?	?	N/A

The Settlement Hierarchy focuses the majority of the district's growth within the larger urban settlements. This maximises the sustainability of new development within the plan period by ensuring its location in close proximity to existing services and facilities and employment opportunities; in the short term through focusing development in Clacton and Harwich and in the long term through ensuring growth in the Garden Community in line with the proposals contained with Section One of the Local Plan. Outside of the main towns and the Garden Community outlined in Section One, growth can be expected to be proportionate and widely distributed, meeting existing needs and also those of future populations with positive social impacts. The overall hierarchy may lead to pressures on existing infrastructure capacities, however this unavoidable at the scale of growth required. It should be noted that new infrastructure can be provided through the Garden Community, including schools and healthcare facilities, and developing at the appropriate scale to ensure delivery. This will ensure significant positive impacts across the majority of the Sustainability Objectives.

There will be uncertain impacts on natural, historic and environmental assets in line with the distribution of growth being widely dispersed and also focused to coastal areas of Clacton and Harwich in the first instance. It should be acknowledged however that this is inevitable in consideration of the level of growth required, and that other policies within the Local Plan can directly and effectively ensure that mitigation measures are ensured through forthcoming planning applications. This is also the case regarding requirements to reduce contributions to climate change.

There will be no impacts on water quality, flooding or waste in line with the scope and principle purpose of the Policy. Again, other policies within the Local Plan can directly and effectively ensure that positive outcomes and effective mitigation measures are ensured from all development.

### Alternatives Considered

It is felt that the hierarchy reflects existing settlement size and proportionate growth across them. For this reason, no other alternatives have been considered reasonable for introduction at this stage. It is considered that alternatives regarding the Garden Community at the Colchester fringe are better explored across the North Essex Authorities Strategic Area commensurate to the scope of the Section One Local Plan SA.

At the Preferred Options (2016) stage of the Plan and SA, Policy SPL1 included an 'Expanded Settlement' at Weeley between those 'smaller urban settlements' and the 'rural service centres' within the existing settlement hierarchy. The inclusion of Weeley as an 'Expanded Settlement' at that stage responded to the extent of allocated land for development purposes within the Plan at the Preferred Options stage. This has since been reduced to the extent that Weeley would not function at a different settlement level within the hierarchy as it does currently. The principle of allocating growth at Weeley and the settlement being considered an 'Expanded Settlement' within the settlement hierarchy can be considered a 'reasonable alternative' to Policy SPL1 explored throughout the plan-making process.

- Alternative SPL1(1) – To introduce the concept of an 'Expanded Settlement' at Weeley (between those 'smaller urban settlements' and the 'rural service centres' within the existing settlement hierarchy).



The appraisal of this Alternative is as follows:

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	+	++	+	++	?	?	N/A
Medium	++	+	++	+	++	?	?	N/A
Long	++	+	++	+	++	?	?	N/A

Alternative 1 will have broadly similar impacts as the Draft Publication settlement hierarchy, commensurate to those elements that are replicated. In specific regard to Weeley as an ‘Expanded Settlement’ and its position within the hierarchy as specified above, there will less positive impacts associated with the general sustainability of the location (in contrast to an assumption that the settlement hierarchy as presented in the Policy will focus more growth in centres higher up the hierarchy and / or more proportionately dispersed across other existing settlements) and also associated with sustainable transport. Although Weeley benefits from existing rail links, growth would be directed to a location further away from existing towns for services such as educational facilities, and jobs.

**Reason for Rejection** – The notion of an Expanded Settlement at Weeley was rejected in response to not being required to meet OAN at 550dpa. Its previous selection at the Preferred Options stage responded to a higher OAN target of 600dpa, which is now not being promoted through the Local Plan at the Draft Publication stage.

**Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed at this stage.

**5.3.2 Policy SPL2: Settlement Development Boundaries**

The Policy is as follows:

**Policy SPL2: Settlement Development Boundaries**

To encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed below is defined within a ‘Settlement Development Boundary’ as shown on the relevant Policies Map and Local Map. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies or any approved Neighbourhood Plans.

Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the Settlement Hierarchy and any other relevant policies in this plan.



## Significant, Temporal and Secondary Effects

Table 12: Impact on Sustainability Objectives: Policy SPL2

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	++	+	++	++	+	N/A	N/A
Medium	+	++	+	++	++	+	N/A	N/A
Long	+	++	+	++	++	+	N/A	N/A

The policy focuses the majority of the district's growth within defined settlements and defines the countryside as areas outside of settlement development boundaries. This certainty will seek to avoid speculative development in the countryside and protect its character, openness and contribution to landscape and other natural assets. Such a focus will additionally ensure positive impacts on accessibility to services and sustainable travel with development directed to the most sustainable locations in this regard and represents an efficient use of brownfield land.

### Alternatives Considered

Although the Policy has evolved from a more descriptive approach as contained within the Preferred Options Plan, the impacts were assessed as having identical impacts. It is considered that any deterioration from the focus and general direction of this Policy could not be considered a reasonable alternative. As such, no distinctly different alternatives were explored.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

### 5.3.3 Policy SPL3: Sustainable Design

The Policy is as follows:

#### Policy SPL3: Sustainable Design

##### Part A: Design

All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:

- a) new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness;
- b) the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- c) the development respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features;



- d) the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value;
- e) boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials in boundary treatments.

#### Part B: Practical Requirements

New development (including changes of use) must meet practical requirements. The following criteria must be met:

- a) access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and not lead to an unacceptable increase in congestion;
- b) the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments;
- c) the development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour;
- d) the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gasses and impact on climate change as per the current regulations and policies in this plan;
- e) buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents;
- f) provision is made for private amenity space, waste storage, separation and recycling facilities, vehicle and cycle parking; and
- g) The development reduces flood risk and opportunities are taken to integrate sustainable drainage within the development, creating amenity and enhancing biodiversity.

#### Part C: Impacts and Compatibility

New development (including changes of use) should be compatible with surrounding uses and minimise any adverse environmental impacts. The following criteria must be met:

- a) the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;
- b) the development, including any additional road traffic arising, will not have unacceptable levels of pollutions on air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance;
- c) the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use; and



**d) All new development should have regard to the most up to date adopted Essex Mineral Local Plan.**

The development has considered climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon, passive design, and through green infrastructure techniques where appropriate.

When considering new development, applicants and developers should avoid adverse impacts upon the environment. Where this is not possible, mitigation measures should be put forward. As a last resort, compensate for adverse environmental impacts.

Any measures necessary to meet the above requirements are to be established by the applicant/developer.

This Policy contributes towards achieving Objectives 6, 7 and 8 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 13: Impact on Sustainability Objectives: Policy SPL3

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	+	++	N/A	++	++	N/A
Medium	++	++	+	++	N/A	++	++	N/A
Long	++	++	+	++	N/A	++	++	N/A

The Policy criteria can be seen to directly adhere to the assessment criteria regarding well-designed and sustainable housing, densities that make efficient use of land, promotion of sustainable travel, reducing actual crime and the fear of crime, protecting and enhancing the heritage and cultural assets of the District, and helping to reduce, reuse and recycle resources and minimise waste. There will also be a significant positive impact on the enhancement of natural, historic and environmental assets. In addition, a minor secondary positive impact will be realised regarding harnessing the District's economic strengths through good design contributing to regeneration and attractiveness for further possible investment.

### Alternatives Considered

No alternatives have been considered reasonable for exploration, in light of the policy's local context and flexibility regarding specific characteristics. Any deviation from the Policy content and requirements that could be considered a distinctly different approach (for the purposes of exploration as a reasonable alternative within this SA) would not correspond to a requirement for local design and amenity policy in the NPPF and would likely lead to unsustainable development.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.4 Healthy Places Policies

Good health and wellbeing corresponds to a positive physical, social and mental state. The Council is committed to ensuring that its residents have healthier, happier and longer lives with less inequality. Tendring District has a higher than average proportion of older and disabled people and, for many, the provision of health services is an essential part of everyday life. For their residents, being able to access primary health care is one of the biggest concerns for the future with many people worried that more housing developments and an increasing population could have significant impact upon over-stretched health services.

The Local Plan's strategic objectives for Healthcare Needs are 'To work with partners in National Health Service, local health organisations and local community groups to ensure adequate provision of healthcare facilities to support growing communities.' The Healthy Places Policies section of the Plan contains the following policies:

- Policy HP1: Improving health and Wellbeing
- Policy HP2: Community Facilities
- Policy HP3: Green Infrastructure
- Policy HP4: Open Space, Sports and Recreation Facilities

### 5.4.1 Policy HP1: Improving Health and Wellbeing

The policy is as follows:

#### Policy HP1: Improving Health and Wellbeing

The Council will work to improve the health and wellbeing of residents in Tendring by:

- a) Working in partnership with the NHS and Public Health to ensure that our residents can access high quality primary and secondary health care services and that new and improved service are put in place, where appropriate, to serve the growing population;
- b) supporting the NHS (including local GP Surgeries) and Public Health to deliver a service which meets the needs of residents in Tendring District;
- c) working with stakeholders on projects that provide better service integration, locating services where access can be improved, particularly for vulnerable groups and communities;
- d) encouraging healthier communities through targeting of unhealthy lifestyles such as smoking and those which cause obesity as identified in the Joint Strategic Needs Assessment. The council will work in collaboration with partners, including Public Health, to avoid a concentration of fast food takeaways, where the number of outlets would be likely to harm public health objectives, particularly in deprived communities, local areas of poor health and near schools;
- e) requiring Health Impact Assessment (HIA) on all strategic development sites delivering 50 or more dwellings. 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;

- f) seeking mitigation towards new or enhanced health facilities from developers where new housing development would result in a shortfall or worsening of health provision; and
- g) ensuring increased contact with nature and access to the district's open spaces and offering opportunities for physical activities through the Haven Gateway Green Infrastructure and Open Space Strategies.

This Policy contributes towards achieving Objectives 5 and 6 of this Local Plan.

## Significant, Temporal and Secondary Effects

Table 14: Impact on Sustainability Objectives: Policy HP1

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	++	+	N/A	N/A
Medium	N/A	N/A	N/A	N/A	++	+	N/A	N/A
Long	N/A	N/A	N/A	N/A	++	+	N/A	N/A

Policy HP1 will have significant positive impacts on better social and health related outcomes through the Policy's primary focus. There will also be minor indirect positive impacts in the enhancement of natural assets associated with increased access to the district's open spaces and offering opportunities for physical activities through the Council's Green Infrastructure and Open Space Strategies.

## Alternatives Considered

For exploration ahead of the Preferred Options stage, a reasonable alternative policy approach was considered:

- Alternative HP1(1) - to not require Health Impact Assessment (HIA) on all strategic development sites delivering 50 or more dwellings.

The appraisal of this Alternative is as follows:

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	-	+	N/A	N/A
Medium	N/A	N/A	N/A	N/A	-	+	N/A	N/A
Long	N/A	N/A	N/A	N/A	-	+	N/A	N/A

The Alternative can be seen to have negative impacts on the primary related Sustainability Objective. The purpose of the 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 approach of requiring HIA





on development sites over 50 dwellings is suitable for the level of facilities within the District and sufficiently low to ensure health related impacts are maximised from developments that could have a significant impact relative to the existing settlements and areas. To not require HIA from such developments (or to ensure its requirement only for larger scale developments) would not identify health impacts in the first instance, with the added issue of then not being able to mitigate them on a development basis.

**Reason for Rejection** – To not require HIA from such developments (or to ensure its requirement only for larger scale developments) would not identify health impacts in the first instance, with the added issue of then not being able to mitigate them on a development basis.

### **Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed.

## 5.4.2 Policy HP2: Community Facilities

The policy is as follows:

### **Policy HP2: Community Facilities**

**The Council will work with the development industry and key partners to deliver and maintain a range of new community facilities. New development should support and enhance community facilities where appropriate by:**

- a) **providing on site where necessary or contributing towards new or enhanced community facilities to meet needs arising from the proposed development or growth and where possible, encourage co-location;**

**The loss or change of use of existing community or cultural facilities will be resisted unless:**

- b) **replacement facilities are provided on site, or within the vicinity, which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or.**
- c) **it has been demonstrated that there is no longer a community need for the facility or demand for another community use on site.**

**This Policy contributes towards achieving Objectives 4, 5 and 6 of this Local Plan.**



## Significant, Temporal and Secondary Effects

Table 15: Impact on Sustainability Objectives: Policy HP2

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	+	++	N/A	N/A	N/A
Medium	N/A	N/A	N/A	+	++	N/A	N/A	N/A
Long	N/A	N/A	N/A	+	++	N/A	N/A	N/A

The Policy will have significant positive impacts on healthy lifestyles associated with Sustainability Objective 5 through delivering new or enhanced facilities are accessible to new communities.

There will be a minor positive secondary impact regarding sustainable transport uptake through ensuring that provision is provided on site and accessible by walking and cycling.

### Alternatives Considered

It is considered that no alternative approaches could be considered reasonable in light of the requirements to seek the provision and retention of community facilities. Any deviations from the approach could be considered unreasonable in line with the baseline situation of the District and the requirements of the NPPF.

### Proposed Mitigation Measures / Recommendations

At the Preferred Options stage the SA recommended that for completeness the Policy make reference to how such provision will be *secured*, whether through Section 106 contributions or CiL as appropriate and where Council procedures / schedules are in place or may be within the Plan period. This recommendation has taken forward in the current iteration of the policy through ensuring that the Council will work with the development industry to *deliver* such facilities on site, rather than seek to secure new community facilities through other means. No new proposed mitigation measures or recommendations are proposed at this stage.



### 5.4.3 Policy HP3: Green Infrastructure

The policy is as follows:

#### Policy HP3: Green Infrastructure

Green Infrastructure will be used as a way of adapting to, and mitigating the effects of climate change through the management and enhancement of existing spaces and habitats and the creation of new spaces and habitats, helping to provide shade during higher temperatures, flood mitigation and benefits to biodiversity, along with increased access.

All development must be designed to include and protect and enhance existing Green Infrastructure in the local area, as appropriate.

Green Infrastructure as identified on the Policy Map, will be protected, managed and where necessary enhanced by:

- a) Managing development to secure a net gain in green infrastructure;
- b) Supporting investment priority projects sets out in the Green Infrastructure Delivery Plan;
- c) Not permitting development that compromises the integrity of the overall Green Infrastructure networks;
- d) Investing in enhancement and restoration where opportunities exist; and
- e) Using developer contributions to facilitate improvements to their quality and accessibility.

The Council will work with all sectors and interest groups to help deliver Green Infrastructure projects. Developers should use the guiding principles set out in the Green Infrastructure Delivery Plan to influence all development proposals from an early stage in the design process. Any new Green Infrastructure proposed must be accompanied by a plan for the long-term sustainable maintenance and management of these assets, as well as phasing plans to demonstrate how they are to be delivered. New Green Infrastructure should incorporate semi-natural habitats and provide net gains in biodiversity wherever possible. The long-term management of assets should include biodiversity recording / monitoring to verify/ensure the ecological integrity of GI networks. Green Infrastructure should, where appropriate, include access for the widest range of user groups.

This Policy contributes towards achieving Objectives 6 and 8 of this Local Plan.



## Significant, Temporal and Secondary Effects

Table 16: Impact on Sustainability Objectives: Policy HP3

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	++	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	++	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	++	++	N/A	N/A

There will be significant positive impacts on all related Sustainability Objectives; specifically associated with the biodiversity, landscape and health related outcomes that enhancement to the Green Infrastructure network will ensure.

### Alternatives Considered

It is considered that no alternative approaches to the Policy approach could be deemed reasonable in response to the NPPF requiring planning to encourage multiple benefits from the use of land in urban and rural areas, and the specific recommendations of the Haven Gateway Green Infrastructure Study and the Council's Open Spaces Strategy.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

## 5.4.4 Policy HP4: Open Space, Sports and Recreation Facilities

The policy is as follows:

### Policy HP4: Open Space, Sports and Recreation Facilities

The standards in the table below will be used to ensure the provision of adequate levels of open space for all local communities. This will be used to ensure adequate levels of provision for each type of open space, based on existing and future needs.

These standards will be reviewed if new local evidence on open space becomes available.

In line with the Council's Open Spaces Strategy, the Council will aim to achieve the following open space standards in the District, including providing accessible natural greenspace in accordance with Natural England's Accessible Natural Greenspace Standards unless updated local standards have been adopted.

**PLEASE NOTE THIS TABLE MIGHT BE UPDATED FOLLOWING RECEIPT OF THE OPEN SPACE, SPORT AND RECREATION STUDY.**

TYPE OF SPACE	ACCESSIBILITY STANDARD	QUANTITY STANDARD
Parks and Gardens-e.g urban parks and formal gardens	Within 15 minutes' walk (1km) for urban populations*.	1 ha per 1,000 population.
Amenity Greenspace-e.g.	Within 10-15 minutes' walk (600-	0.75ha per 1,000 population.



spaces within residential areas for formal and informal recreation	1km) of whole population.	
Natural and Semi-Natural Greenspaces-e.g country parks, nature reserves, woodlands, meadows	At least one publicly accessible site of a minimum of 2ha in size within 20 minutes' walk (1.6km) of whole population.	2.1ha per 1,000 population.
Green Corridors/Seafront-e.g. river/sea corridors, footpaths, cycleways and bridleways	One publicly accessible green corridor/promenade within 15minuteswalk (1km) of the entire urban population* .	0.7ha per 1,000 population.
Allotments-e.g. growing produce, health, social inclusion and promoting sustainability.	At least one site within 15 minutes walking time (1000m) of the urban population*. At least one site within 20 minutes' drive time (5km) of the rural population.	0.25ha per 1,000 population.
<b>PLAYING PITCHES AND OUTDOOR SPORTS FACILITIES -e.g. includes playing fields, pitches, greens, courts and artificial pitches</b>		
Adult Football Pitches	At least one pitch within 10 minutes' drive time of the whole population.	One 2ha pitch per 500 males/female - aged-16- 45.
Junior Football Pitches	At least one pitch within 10 minutes' drive time of the whole population.	One 1ha pitch per 120 males population-aged10- 15
Mini-Football Pitches	At least one pitch within 10 minutes' drive time of the whole population.	One 0.6ha pitch per 375 6-9 year olds .
Cricket Pitches	At least one pitch within 10 minutes' drive time of the whole population.	One 2ha pitch per 1,500 males-aged 11-55
Rugby Pitches	At least one pitch within 10 minutes' drive time of the whole population.	One 2ha pitch per 3,500 males aged 13-45.
Hockey Pitches (synthetic turf)	At least one pitch within 20 minutes' drive time (10 miles/16km) of the whole population.	One 0.6ha pitch per 20,000 (aged 11-45 years old).
Tennis Courts	At least one court within 10 minutes' drive of the whole population.	One court per 1,750 people.
Outdoor Bowling Greens	At least one green within 20 minutes' drive time of the whole population.	One bowling green per 10,000 people.



<b>Golf Courses</b>	At least one course within 20 minutes' drive time of the whole population.	One course per 30,000 people.
<b>Athletics Tracks</b>	At least one track within 30 minutes' drive time of the whole population.	One synthetic track per 250,000 people.
<b>Multi-Use Games Areas (MUGA)</b>	At least one MUGA within 10 minutes' drive time of the whole population.	One MUGA for all communities over 1,000 population

**PROVISION FOR CHILDREN AND YOUNG PEOPLE** -e.g. sites with equipped play facilities The District Council will aim to achieve the following standards for the provision of children's play areas:

- Younger children - 0.15ha per 1,000 population
- Older children - 0.1ha per 1,000 population

For the purposes of the policy "younger" children are defined as children up to 8 years old and "older" children are defined as over 8 years old.

To achieve this, the district's existing Local Area for Play (LAP), Local Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP) areas, as owned and maintained by the council will be safeguarded and enhanced.

#### **CEMETERIES AND CREMATORIUM**

There is no quantity and accessibility standards set for this type of open space. However, the District Council has allocated and safeguarded for future expansion land at Weeley Crematorium, the Burrs Road Cemetery (Clacton), Dovercourt Cemetery and the Kirby Cross Cemetery as shown on the Policies Map.

The Council will support proposals for new cemeteries and other burial places (including those on private land) and the extension of existing facilities subject to meeting the requirements of other relevant policies sets out in this Local Plan.

#### **INDOOR SPORTS FACILITIES**

Indoor sports facilities including sports halls, health and fitness facilities and swimming pools are classed as 'Community Facilities' and are protected through Policy HP2. The Council will work with partners to improve the provision of indoor sports facilities in the district and will support proposals for new facilities subject to meeting the requirements of other policies in this Local Plan and may consider the use of all delivery mechanism including Community Infrastructure Levy to help deliver new and improve existing indoor sports facilities to meet the needs of a growing population.

All residential developments will be required to contribute to open space by either providing new areas or improving the quality or accessibility of existing open space. However, due to viability issues small schemes may not prove cost effective for the council to administer.

Proposals for residential development on site of 1.5 hectares and above are required to provide on-site open spaces based on local needs or deficiencies. In exceptional cases where the District Council agrees that provision would be best met off-site, development contributions along with the arrangements for securing



commuted payments toward provision and future maintenance through planning obligations.

The quality standards for each typology of Open Space, Sports and Recreation Facilities are sets out in the Council’s Open Space Strategy (2009). Developers are required to take into consideration the local quality standards for new or enhancement of existing open spaces in the District.

### Significant, Temporal and Secondary Effects

Table 17: Impact on Sustainability Objectives: Policy HP4

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	+	N/A	++	+	N/A	N/A
Medium	N/A	N/A	+	N/A	++	+	N/A	N/A
Long	N/A	N/A	+	N/A	++	+	N/A	N/A

The Policy will have significant positive impacts on building sustainable and resilient communities and health related sub-criteria. Minor positive indirect impacts can also be expected associated with biodiversity and landscape. There will be secondary positive impacts regarding tourism in association with the Policy’s aim to achieve enhancements to green corridors and the seafront which can be seen as complimentary to the visitor attraction of such areas.

### Alternatives Considered

It is considered that no alternative approaches to the Policy approach could be deemed reasonable in response to National requirements, the available evidence for the District (Tendring Open Space Strategy) and the current baseline in regards to the health of the District’s population.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.5 Living Places Policies

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The Local Plan's strategic objectives for Housing Delivery are "To provide new dwellings within Tendring District up to 2033 of sufficient variety in terms of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population" and "To deliver high quality sustainable new communities".

One of the government's main objectives, as set out in the National Planning Policy Framework, is to significantly increase the delivery of new housing to ensure that everyone will have the opportunity to live in high quality, well-designed homes, in a community where they want to live. To achieve this objective, all Local Planning Authorities including Tendring District Council must plan for increased house building, looking to meet the full requirements for market and affordable housing as determined by the Council, using local objectively prepared assessments.

To determine how many new homes are likely to be needed in the future, the Council worked in partnership with Colchester Borough Council, Braintree District Council and Chelmsford City Council to commission an 'Objectively Assessed Housing Needs Study'. The 2015 study determined that the combined authority area was the correct geography to undertake 'strategic market housing area assessment'. The study took its baseline from 2013/14, effectively re-setting our Tendring's housing needs – moving away from the East of England Plan housing targets to the new locally derived housing needs targets.

This section of the plan contains the following policies:

- Policy LP1: Housing Supply
- Policy LP2: Housing Choice
- Policy LP3: Housing Density and Standards
- Policy LP4: Housing Layout
- Policy LP5: Affordable and Council Housing
- Policy LP6: Rural Exception Sites
- Policy LP7: Self-Build and Custom-Built Homes
- Policy LP8: Backland Residential Development
- Policy LP9: Traveller Sites
- Policy LP10 Care, Independent Assisted Living
- Policy LP11: HMO and Bedsits





## 5.5.1 Policy LP1: Housing Supply

The policy is as follows:

### Policy LP1: Housing Supply

The Council will work with the development industry and other partners to deliver a minimum new homes increase of 11,000 (net) between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2033 to support economic growth and meet objectively assessed requirements for future housing in the district. This supply of new homes will be delivered from the following sources:

Supply Source to March 2033	@ 550 HOMES / YEAR
Large sites with Planning Permission or a resolution to grant planning permission	5,527
Strategic Allocations – Mixed Use (SAMU Policies)	2,680
Strategic Allocations – Housing (SAH Policies)	564
Medium Sized Allocations (MSA Policies)	530
Tendring Colchester Garden Community	1,250
<b>TOTALS</b>	<b>11,551</b>

This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.

### The identification of housing number options...

The Sustainability Appraisal at this stage broadly appraises the sustainability implications of different scales of growth in the District. It should be acknowledged that the suitability and sustainability implications of differing levels of growth directly respond to the viability, achievability and suitability of specific site allocations and their cumulative impacts together and this has been reflected elsewhere in this appraisal.

Options for the quantum of development in the District have been identified through the Local Plan's evidence base, most notably the OAN study. Although the decision was to halt the previous Local Plan in reflection of the District's objectively assessed needs, it is useful to assess the implications of the previously identified housing numbers for comparison and robustness.

The new Objectively Assessed Housing Needs evidence of December 2015 concluded that the total objectively assessed need for housing in Tendring District would be within a range of 500 to 600 homes each year and recommended an OAN of 550 be taken as the annual housing completions target, coupled with the testing of up to 600 homes each year to accommodate any data change requiring an uplift. The implications of the different scenarios within this broad range, or threshold, have been explored in this section where they exist. This includes the target of 550dpa as identified within Policy LP1.

In addition, indicative higher and lower figures have been appraised. The higher figure represents a dwelling per annum target that is higher than that of the OAN Report. The lower figure represents that of the previous, halted Local Plan.



The last iteration of the Local Plan process identified an overall, dwelling per annum total of 375, equating to 5,625 dwellings over a 15 year plan period. Although both the higher and lower figures can be considered 'unreasonable' alternatives for the purposes of the new emerging Local Plan, their re-appraisal at the Preferred Options and Draft Publication stages offer an insight to what can be considered a suitable quantum of growth for this Plan. The options therefore are:

- Option 1: A lower-range OAN growth scenario of an average of 500 dwellings per annum over the plan period
- **Policy LP1:** A mid-range OAN growth scenario of an average of 550 dwellings per annum over the plan period
- Option 2: A higher-range OAN growth scenario of an average of 600 dwellings per annum over the plan period.
- Option 3: An indicative higher growth scenario than that identified in the new OAN study (>600 dwellings per annum).
- Option 4: The previous Local Plan target of 375 dwellings per annum - an indicative lower growth scenario than that identified in the OAN study.

The following table broadly explores the sustainability implications of growth at these levels.

### Significant, Temporary and Secondary Effects

Table 18: The appraisal of different growth scenarios

SA Objective	Option 1: 500 dpa	Policy LP1: 550 dpa	Option 2: 600 dpa	Option 3: >600 dpa	Option 4: 375 dpa
<b>1) To provide decent and affordable homes for all</b>					
- Will it provide the homes needed to support the existing and growing population?	?	+	+	++	-
- Will it provide more affordable homes across the District?	?	+	+	++	-
- Will it deliver a mix of housing types to meet the diverse needs of the District?	?	+	+	++	-
- Will it deliver well designed housing?	N/A	N/A	N/A	N/A	N/A
Commentary	Option 3 can be expected to have the most significant positive impacts on housing provision, associated with a higher level of growth. Assumptions can be made that a higher quantum would respond well to increasing affordable units and a mix of dwelling types. In contrast, Option 4 will have negative impacts in line with it not responding to objectively assessed and identified needs, particularly in the latter stages of the Plan period.				



SA Objective	Option 1: 500 dpa	Policy LP1: 550 dpa	Option 2: 600 dpa	Option 3: >600 dpa	Option 4: 375 dpa
	Regarding OAN, it can be expected and assumed that the Policy target and those of Options 1 and 2 can all be expected to have similar positive impacts on this objective. For the purposes of comparison however, there will be a large amount of uncertainty surrounding Options 1's comparative inflexibility and ability to accommodate any data change requiring an uplift, as specified in the OAN Report. Option 3, in exploring a higher number of 600+dpa will more positively impact on this objective than that of the Policy and Option 2 in the context of a high level assessment; however it can be said that the indicative higher Option 3 may not lead to sustainable development in line with the available and suitable land identified within the wider Plan. The Policy target and Option 2, are not distinct enough to have sufficiently different sustainability impacts in regard to this objective, however it should be noted that the higher figure of 600dpa at the Preferred Options stage resulted in the need for an Expanded Settlement at Weeley.				
<b>2) To ensure that development is located sustainably and makes efficient use of land</b>					
- Will it promote regeneration?	+	+	+	-	+
- Will it reduce the need for development on greenfield land?	+	?	-	--	++
- Will it provide good accessibility by a range of modes of transport?	+	+	?	-	+
- Will densities make efficient use of land?	?	+	+	--	?
Commentary	It could be assumed that Option 4 would have the most significantly positive impacts on this objective, in so far as a higher proportion of development can be expected to be deliverable on brownfield sites through a lower quantum of development. This represents an efficient use of land in sustainable locations with existing transport infrastructure. Nevertheless, brownfield sites are increasingly in short supply, through a historic focus on such sites, and cannot be expected to deliver a sufficient housing supply over the plan period. In light of this assumption, Option 4 will have uncertain impacts on this objective, where greenfield requirements are likely to be smaller than other options, and thus less likely to be an efficient use of land for the purposes of meeting infrastructure thresholds and delivering growth at the levels required to stimulate infrastructure delivery. In contrast, it can be expected that Option 3, representing the highest level of growth and thus the largest possibility of increasing infrastructure, would not guarantee development in sustainable locations. Importantly, in consideration of the relationship between the previously preferred Expanded Settlement at Weeley associated with Option 2, it is likely that Option 3 would require the development of more than one Expanded Settlement which is likely to lead to unsustainable development or the saturation of housing in particular areas. Policy LP1 will have positive impacts on this objective in so far as it can deliver the best possible mix of brownfield development, proportionate expansion of existing settlements and development in new sustainable locations that can meet infrastructure requirements for the benefit of new and existing communities. Options 2 will have				



SA Objective	Option 1: 500 dpa	Policy LP1: 550 dpa	Option 2: 600 dpa	Option 3: >600 dpa	Option 4: 375 dpa
	uncertain and minor negative impacts on Greenfield land associated with its loss at progressively higher dwelling targets.				
<b>3) Harness the District's economic strengths</b>					
- Will it improve the delivery of a range of employment opportunities to support the growing population?	+	+	+	-	-
- Will it contribute to the Cultural, Visitor and Tourism sector?	+	+	+	+	+
- Will it enhance the vitality and viability of town centres?	++	++	++	++	++
- Will it sustain the rural economy?	+	+	++	++	-
Commentary	<p>The relationship between growth and economic performance underpins sustainable development; however the baseline profile of the District is such that spatially the locations of the highest population and employment opportunities are largely disparate. With this in mind, the requirements to deliver sustainable development are more acute. Options 3 and 4, presenting the highest and lowest scale of growth, have been assessed as having negative impacts, for the purposes of requiring a significant amount of new employment generation in potentially a number of new, more marginally located locations (Option 3), and in predominantly existing settlements (Option 4) respectively. In order for growth to be supported by employment opportunities, Option 1 and the Policy target represent the highest probability of mixed-use developments delivering employment opportunities in existing settlements and urban areas. These can be considered suitably sustainable for the purposes of addressing notions of self-sufficiency. Option 2 is assessed as having more positive impacts than Options 1 and 2, due to the primary difference of this upper OAN target than others being the allocation of additional growth at Weeley (as was allocated within the Preferred Options Plan), responding to an opportunity to deliver a mixed-use scheme that can be effectively masterplanned and offering wider rural benefits. All of the options will contribute to the enhancement of town centres associated with a growth being directed to such areas in all instances. This is also the case for supporting the rural economy with the exception of Option 4, which will see a much larger percentage of overall growth in urban areas.</p>				
<b>4) Minimise transport growth whilst capturing the economic benefits of international gateways</b>					
- Will it reduce the need to travel?	+	+	+	--	++



SA Objective	Option 1: 500 dpa	Policy LP1: 550 dpa	Option 2: 600 dpa	Option 3: >600 dpa	Option 4: 375 dpa
- Will sustainable modes of transport increase?	+	+	+	--	++
- Will it promote development of the ports?	?	?	?	?	?
Commentary	Option 3 will have significant negative impacts on transport related criteria due to an increased likelihood that more marginal locations would be required that do not correspond to public transport accessibility and links to an existing town. In contrast, Option 4 will have significantly positive impacts associated with a higher percentage of growth being located within or as extensions to existing settlements. Option 2 will have positive impacts associated with the previously allocated required Expanded Settlement being located within Weeley; benefitting from existing transport infrastructure, including rail, and with good routes to Clacton, Harwich and Colchester. Option 1 and the Policy target will have positive impacts associated with a large proportion of development occurring in sustainable locations.				
<b>5) To build stronger more resilient sustainable communities with better education and social outcomes</b>					
- Will it provide access to education, recreation and community facilities?	+	+	++	++	?
- Will it ensure healthier lifestyles and access to healthcare facilities?	?	?	+	+	-
- Will existing open spaces be protected and new open space be created?	+	+	+	+	?
- Will levels of educational attainment improve?	?	?	?	?	?
- Will it reduce actual crime and the fear of crime?	?	?	?	?	?
Commentary	Options 2 and 3 will have positive impacts on education provision through an increased likelihood that new schools will be provided through the creation of new or expanded communities. The scale of growth at the upper				



SA Objective	Option 1: 500 dpa	Policy LP1: 550 dpa	Option 2: 600 dpa	Option 3: >600 dpa	Option 4: 375 dpa
	range and above will also ensure provision of significant infrastructure regarding open space, recreation and possibly healthcare facilities. The mid and lower ranges of the suggested OAN figures, responding to Options 1 and Option 4, will have more uncertain impacts associated with the provision of new primary schools should they be required. The Policy target in contrast can be evidenced as suitable throughout the Plan. Negative and uncertain impacts have been highlighted for Option 4 in association with a higher percentage of development being singularly focused on existing urban areas, which is unlikely to see District wide gains. Options 2 and 3 offer the most positive impacts in regard to their increased capability of meeting associated infrastructure thresholds and requirements through new or expanded communities.				
<b>6) Protect and enhance natural, historic and environmental assets</b>					
- Will heritage assets and sites of potential archaeological importance be protected or enhanced?	+	+	+	?	+
- Will conservation areas be protected or enhanced?	+	+	+	?	+
- Does it provide areas of accessible green space to allow the dispersal of species?	+	+	+	+	?
- Will it protect or enhance designated areas of the countryside (including landscape) and coastal environment?	?	?	?	?	?
- Will it protect Greenfield land?	-	-	-	--	+
Commentary	Although the majority of the criteria for this sustainability objective relate more specifically to particular sites, it can be expected that suitable local and national policy approaches exist to prevent the majority of impacts. For this reason there will be positive impacts for the majority of the options. Despite this, Option 3 is assessed as having uncertain impacts on heritage and biodiversity related criteria as it can be assumed that a higher level of growth would have a greater possibility of negative biological and archaeological impacts and impacts on the				



SA Objective	Option 1: 500 dpa	Policy LP1: 550 dpa	Option 2: 600 dpa	Option 3: >600 dpa	Option 4: 375 dpa
	Conservation Areas of the District's villages. As such protection and enhancement could prove comparatively more problematic. All options will see the loss of greenfield land, with positive impacts awarded for Option 4 for comparison purposes.				
<b>7) Reduce contributions to climate change</b>					
- Will it reduce greenhouse gas emissions?	+	+	?	-	+
- Will sustainable design and construction techniques be employed?	+	+	+	+	+
- Will it lead to an increased proportion of energy needs being met from renewable resources?	0	0	0	0	0
- Will it reduce pollution?	+	+	?	-	+
Commentary	Regarding transport emissions and general pollution, Options 2 and 3 will have uncertain and negative impacts respectively due to an increased likelihood that more marginal locations (including the previously explored Expanded Settlement at Weeley for Option 2) would be required that do not correspond to public transport accessibility, links to an existing town as preferable in order to minimise transport emissions and also would lead to a larger scale of development across the District. In contrast, Option 4 will have positive impacts associated with a larger proportion of development occurring in urban areas; sustainable locations with public transport links. Options 1 and the Policy target also strike a balance between focusing growth in close proximity to existing public transport links and existing towns. It is assumed that sustainable design criterion will see the same impacts across all options in relation to these issues being more of a development management matter.				
<b>8) To conserve and enhance natural resources and reduce climate change impacts</b>					
- Will water quality be maintained or improved?	?	?	?	?	?
- Will it reduce the risk of flooding?	+	+	+	+	+
- Does it minimise	?	?	?	?	?



SA Objective	Option 1: 500 dpa	Policy LP1: 550 dpa	Option 2: 600 dpa	Option 3: >600 dpa	Option 4: 375 dpa
waste and increase rates of reuse and recycling?					
- Will it deliver SuDS and improve drainage?	+	+	+	+	+
Commentary	There will be uncertain impacts on water quality resulting from all of the options within this high level assessment and without the consideration of specific sites. All options will have positive impacts on reducing the risk of flooding where suitable local and national policy exists to ensure that flood risk is not increased through development being permitted. All options will also have uncertain impacts on waste minimisation where this can be viewed as relevant to the design and layout of specific developments and promoting cultural changes. All options will also lead to development that will be able to integrate SuDS.				

**Policy LP1 Reason for Selection** – The Policy has been selected as it responds to the recommended housing supply figure emanating from the OAN Report (2015). In addition, the figure represents the most appropriate quantum for development in regard to the most suitable, available, deliverable and developable sites that were explored within the plan-making process.

**Option 1 Reason for Rejection** – The option has been rejected as it responds to a lower OAN target, which is comparatively less appropriate to provide flexibility to accommodate external factors such as market failure.

**Option 2 Reason for Rejection** – The higher OAN figure was previously preferred in the Preferred Options Plan, however resulted in the need to allocate an Expanded Settlement at Weeley. This has since been deemed comparatively less appropriate than accommodating growth in line with the notion of the Spatial Strategies of both Section One and Section Two and in the assessment of the suitability of other sites promoted throughout the plan-making process.

**Option 3 Reason for Rejection** – A target of 'above OAN' was rejected due to it resulting in unsustainable development patterns throughout the District and the possible creation of multiple new communities.

**Option 4 Reason for Rejection** – This option was rejected as it is not a reasonable alternative; the option does not meet the District's OAN housing requirements and is therefore not NPPF compliant.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.





## 5.5.2 Policy LP2: Housing Choice

### Policy LP2: Housing Choice

The Council will work with the development industry and housing providers to deliver a mix of dwelling types, sizes and tenure within the housing growth proposed for the District which reflects the Council's overarching vision for growth in Tendring District and the evidence of housing need contained in its latest Strategic Housing Market Assessment (SHMA), which will be the subject of periodic review.

On developments of 11 or more (net) dwellings, the Council will expect to see a mix of dwelling size, type and tenure that broadly reflects the housing need identified in the latest Strategic Housing Market Assessment unless there are specific housing mix requirements for a particular site, as set out in site-specific policies in this Local Plan, or genuine physical or economic viability reasons why this mix cannot be achieved. The Council will also require a proportion of the new properties to be provided in the form of Council Housing or affordable housing in line with the requirements in Policy LP5.

The Council will support the development of bungalows, retirement complexes, extra care housing, independent living, starter homes, self-build and other forms of residential accommodation aimed at meeting the future needs of older and disabled residents as well as family housing. Support will also be given to innovative development proposals subject to consideration of other Local Plan policies.

This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 19: Impact on Sustainability Objectives: Policy LP2

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	N/A	N/A	N/A	+	?	N/A	N/A
Medium	++	N/A	N/A	N/A	+	?	N/A	N/A
Long	++	N/A	N/A	N/A	+	?	N/A	N/A

The Policy will see significantly positive impacts on criteria related to providing decent and affordable homes for all through the requirements for a mix of dwelling types, sizes and tenures to meet needs. This will also maximise the possibility that the market will provide homes that are affordable in reflection of such needs. There will also be positive impacts on building stronger communities through such a mix of types, sizes and tenures ensuring that the benefits of new development, either directly or associated, are equitable to all members of the community.

There will be an uncertain impact on cultural heritage in regards to a mix of sizes and types not being conducive to specific characteristics in some locations, particularly in response to the requirements to protect enhance Conservation Areas. This is however adequately covered in separate policy dealing with the historic environment.

### Alternatives Considered

The National Planning Policy Framework requires Councils to plan for a mix of new housing based on current and future demographic trends, market trends and different groups within the community. With this, and such policy compliance, at the forefront of the Policy's development, there can be considered no reasonable alternatives that exist for exploration.



## Proposed Mitigation Measures / Recommendations

At the Preferred Options stage, the SA recommended that 'the Policy could make reference to the protection of the historic built environment as a physical reason why a housing mix cannot be achieved in some instances related to the protection and enhancement of specific designations.' Although not included within the policy, other policies adequately address this issue. The recommendation is no longer considered valid.

### 5.5.3 Policy LP3: Housing Density and Standards

#### Policy LP3: Housing Density and Standards

New residential and mixed-use development (including conversions and changes of use) must achieve an appropriate housing density that has regard to the following factors:

- a) accessibility to local services;
- b) national minimum internal floor-space standards;
- c) the required mix of housing;
- d) the character of development (and where appropriate enhance that character) in the immediate area;
- e) for the edge of greenfield sites, the need for an appropriate transition between built development and the open countryside; and
- f) on-site infrastructure requirements that will need to be incorporated into the layout of the development (including green infrastructure, highways and footpaths built to adoptable standards and any community facilities).

This Policy contributes towards achieving Objectives 1 and 6 of this Local Plan.

#### Significant, Temporal and Secondary Effects

Table 20: Impact on Sustainability Objectives: Policy LP3

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	++	N/A	N/A	+	N/A	N/A	N/A
Medium	+	++	N/A	N/A	+	N/A	N/A	N/A
Long	+	++	N/A	N/A	+	N/A	N/A	N/A

The Policy will have significant positive impacts on ensuring that densities make an efficient use of land by adopting a flexible approach that will determine housing applications on a case-by-case basis that has regard to local characteristics. This will also ensure positive impacts on housing growth by ensuring viability as opposed to ensuring



specific dwelling per hectare targets across urban and rural areas. This will also have secondary positive impacts on building stronger communities, where it can be expected that new housing growth can be effectively integrated into existing built up areas and communities.

## Alternatives Considered

Two alternatives have been explored for this policy. These relate to:

- Alternative LP3(1): Set Minimum / Maximum Densities
- Alternative LP3(2): Leave to NPPF
- The appraisal of this Alternative is as follows:

Alternative LP3(1) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	?	?	N/A	N/A	?	N/A	N/A	N/A
Medium	?	?	N/A	N/A	?	N/A	N/A	N/A
Long	?	?	N/A	N/A	?	N/A	N/A	N/A
Alternative LP3(2) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	-	-	N/A	N/A	-	N/A	N/A	N/A
Medium	-	-	N/A	N/A	-	N/A	N/A	N/A
Long	-	-	N/A	N/A	-	N/A	N/A	N/A

**Alternative LP3(1)** has been assessed as having uncertain impacts for relevant criteria in comparison to the preferred policy approach. This is related to the comparative inflexibility of the approach in consideration of suitable densities in the context of the specific area of each individual proposal; blanket density requirements being unlikely to be locally specific and suitable for more than any single area.

**Reason for Rejection** – This alternative was considered to be inflexible to the balance of factors that can contribute to sustainable development and meeting development needs in the District. For this reason, it was rejected.

**Alternative LP3(2)** will have negative impacts in so far as the approach would not be NPPF compliant in consideration of the requirement for LPAs to set their own densities to reflect local circumstances. The NPPF can not be relied on to ensure appropriate densities are secured, particularly in response to applications that can otherwise be deemed sustainable.

**Reason for Rejection** – Leaving this element of the Plan to the NPPF would not reflect local circumstances. For this reason, the alternative was rejected and the Policy included.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.5.4 Policy LP4: Housing Layout

### Policy LP4: Housing Layout

#### POLICY LP4: HOUSING LAYOUT

To ensure 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:

- a) promote health and 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).
- b) minimise the opportunities for crime and anti-social behaviour by ensuring good surveillance, clear definition between public and private spaces and convenient access for emergency services;
- c) ensure internal road layouts can safely and comfortably accommodate emergency services, waste collection services, buses (where necessary) and other large vehicles;
- d) 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;
- e) aside from town centres respect the character of Tendring by delivering housing development at densities more in keeping with the semi-rural nature of parts of the district;
- f) 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;
- g) ensure dwellings meet minimum standards of internal space; and
- h) meet all other requirements of the Local Plan.

To ensure new developments meet these requirements and other requirements of policies in this Local Plan, the Council will sometimes work with landowners, developers and other partners, particularly on larger schemes, to prepare master plans or development briefs prior to the submission of planning applications.

In determining planning applications, the Council will also refer to the guidance provided in the Essex Design Guide for Residential & Mixed-Use Developments, 'Building for Life' and the 'Manual for Streets' and as superseded.

This Policy contributes towards achieving Objectives 1, 5 and 6 of this Local Plan.



## Significant, Temporal and Secondary Effects

Table 21: Impact on Sustainability Objectives: Policy LP4

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	+	N/A	N/A	++	++	N/A	N/A
Medium	++	+	N/A	N/A	++	++	N/A	N/A
Long	++	+	N/A	N/A	++	++	N/A	N/A

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.

### Alternatives Considered

The inclusion of the Policy within the Plan ensures that developers are aware of the requirements of a successful proposal and also the Council’s flexible stance in terms of ensuring that sense of place is ensured. An alternative of not including the Policy and relying of other policy content of the Plan and would have no impact on any of the Sustainability Objectives. The Preferred 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.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.5.5 Policy LP5: Affordable and Council Housing

### Policy LP5: Affordable and Council Housing

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 and council housing.

For development proposals outside of the Tendring Colchester Borders Garden Community, involving the creation of 11 or more (net) homes, the Council will expect 25% of new dwellings, (including conversions) to be made available to Tendring District Council (subject to viability testing) or its nominated partner(s) to acquire at a proportionate discounted value for use as affordable or council housing.

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 toward the construction or acquisition of property for use as council housing equivalent to delivering the remainder of the 25% requirement.

To avoid an over-concentration of council housing in one location, no single group of council houses will exceed ten dwellings and to ensure positive integration between the residents of council housing and market housing, there should be no noticeable difference in the 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).

The size and type of council housing will be specified by the Council on a case-by-case basis having regard to the latest housing needs register and will be the subject of negotiation between the Council and the developer or applicant.

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 affordable housing, in perpetuity, for local people.

All planning applications that include residential development of 11 or more net dwellings must include an affordable housing statement.

This Policy contributes towards achieving Objective 1 of this Local Plan

### Significant, Temporal and Secondary Effects

Table 22: Impact on Sustainability Objectives: Policy LP5

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	N/A	N/A	N/A	+	N/A	N/A	N/A
Medium	++	N/A	N/A	N/A	+	N/A	N/A	N/A
Long	++	N/A	N/A	N/A	+	N/A	N/A	N/A

The Policy will have significant positive impacts on affordable housing delivery, with specific additional significance related to elements of affordable stock being controlled as to who can and cannot qualify. At the Preferred Options stage, a requirement of 30% was identified; however there were some viability concerns with the approach at that stage.



Emerging affordable housing viability evidence for the District has confirmed these initial concerns. The Policy's requirement of 25% ensures that the District's specific current identified needs would be met to the direct benefit of existing communities. This can be seen as a sustainable approach in that it directly meets needs as they have been identified within the District.

## Alternatives Considered

Two alternatives have been explored for this policy. These relate to:

- Alternative LP5(1): To only ensure provision for open market affordable housing
- Alternative LP5(2): Set an alternative target (the previous Preferred Options requirement of 30%)

The appraisals of these alternatives are as follows:

Alternative LP5(1) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medium	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Long	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative LP5(2) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	?	N/A	N/A	N/A	?	N/A	N/A	N/A
Medium	?	N/A	N/A	N/A	?	N/A	N/A	N/A
Long	?	N/A	N/A	N/A	?	N/A	N/A	N/A

**Alternative LP5(1)** 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.

**Reason for Rejection** – This alternative was rejected as it would not offer additional benefits to existing communities through ensuring that their needs are directly met through council managed affordable units. The District Council is similarly concerned that the alternative could encourage people from outside of Tendring to move to the area for affordable accommodation,



**Alternative LP5(2)** has been re-assessed as having uncertain impacts. A higher percentage may not respond to objectively assessed need in so far as it can be assumed to make development less profitable and ultimately less attractive within the District. This could affect the Borough's requirements to deliver not only affordable units but market housing in general, which would have significantly negative social and economic connotations over the plan period.

**Reason for Rejection** – This alternative was rejected due to the findings of emerging affordable housing viability evidence that suggests that an initial target of 30% could lead to issues surrounding delivery in the plan area.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

## 5.5.6 Policy LP6: Rural Exception Sites

### Policy LP6: Rural Exception Sites

Council Housing and other forms of affordable housing may be permitted on sites adjoining the Settlement Development Boundaries of 'Rural Service Centre' or 'Smaller Rural Settlement' as defined by the spatial hierarchy as an exception to normal settlement policy to meet a specific identified local need that cannot be otherwise met.

To justify this form of development, applicants must demonstrate a shortage of council / affordable Housing, where provision would offer long term security of tenure to existing residents within the relevant Parish needing separate accommodation in the area and other persons with strong local connections within the Parish in terms of employment or longstanding family or previous residence links and who require accommodation in the area.

Proposals will need the support of the relevant Parish or Town Council and be expected to meet all of the following criteria:

#### EVIDENCE OF LOCAL NEED

The proposal must include detailed and up to date evidence of local need for council / affordable Housing within the Parish, proven to the satisfaction of the District Council. The detail of any planning application should show that the number of council / affordable homes will not exceed the number, size and tenure genuinely required to meet the identified local housing need.

#### THE CONTENT OF SCHEMES

A proposal shall cater primarily for local needs. However, to assist with the economic viability of the overall development and provide an incentive to landowners to release their land, a maximum of one in three dwellings in the overall development can be provided for sale or rent on the open market.

#### SECURE ARRANGEMENTS

Secure arrangements must be in place, before the granting of planning permission, that:

- a) ensure that all the council / affordable homes within the scheme remain exclusively for local need through control of occupation during the lifetime of the development and that the low-cost benefits of the housing provision pass on to subsequent occupants meeting the criteria of local need;
- b) ensure that the necessary long-term management of the scheme is permanently secured; and





- c) provide that where a vacated council / affordable home in the scheme cannot be filled by persons in local need within the Parish, that the home is made available within Tendring District on the same basis of need to secure its occupation.

### LOCATION AND ENVIRONMENTAL CONSIDERATIONS

The proposal shall have no significant material adverse impact on the landscape, residential amenity, highway safety, or the form and character of the settlement to which it adjoins.

This Policy contributes towards achieving Objective 1 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 23: Impact on Sustainability Objectives: Policy LP6

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	++	N/A	N/A	+	+	N/A	N/A
Medium	+	++	N/A	N/A	+	+	N/A	N/A
Long	+	++	N/A	N/A	+	+	N/A	N/A

The Policy will have significant positive impacts on the sustainable use of land in so far as it is inclusive and positively worded to ensure that rural exception schemes adjoining settlement boundaries are acceptable in principle. This is provided there are no detrimental impacts on built form or landscape, to which positive impacts have been highlighted; this ensures a suitable balance between environmental and social pressures. There will also be a positive impact on sustainable communities in line with the requirements of identified need having to be proven, and also positive impacts associated with affordable housing delivery.

### Alternatives Considered

A single alternative has been explored for this policy. This relates to:

- Alternative LP6(1): A less restrictive policy on Rural Exception proposals

The appraisal of this Alternative is as follows:

Alternative LP6(1) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	?	N/A	-	+	-	N/A	N/A
Medium	++	?	N/A	-	+	-	N/A	N/A
Long	++	?	N/A	-	+	-	N/A	N/A

The alternative will have significantly positive impacts on associated housing growth in comparison to the Preferred Policy approach, with associated community benefits; this is related to a larger number of schemes being permitted outside development boundaries. Despite this, there will be uncertain impacts on the efficient use of land associated with this approach and negative impacts on landscape and accessibility associated with a higher number of dwellings



being permitted outside development boundaries within the open countryside. For these reasons, and to inhibit development in unsustainable locations, the alternative has been rejected.

**Reason for Rejection** – It is considered essential to demonstrate that the proposed housing realistically meets or contributes to the identified local need and will be exclusively reserved and managed in perpetuity as affordable housing for the long-term benefit of the local community. For this reason the alternative was rejected.

### **Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed at this stage.

## 5.5.7 Policy LP7: Self-Build and Custom-Build Homes

### **Policy LP7: Self-Build and Custom-Build Homes**

The Council will encourage the provision of opportunities for constructing Self-Build and Custom-Built Homes as part of the mix of housing on large residential developments and the one-for-one replacement of existing dwelling, of any size, in the countryside outside of settlement development boundaries with a single unit of Self-Build Housing, unless the impacts of development would conflict with other policy requirements in this Local Plan.

The Council will also consider, on their merits, proposals for Self-Build and Custom-Built Homes on land outside of settlement development boundaries, not involving the replacement of an existing dwelling, where they will still support a sustainable pattern of growth in the District. Such developments must either:

- a) be located on a site safely accessible on foot within 600 meters of the edge of the settlement development boundary of one the district's 'strategic urban settlements', 'smaller urban settlements' or 'strategic rural service centres';
- b) be located on a site safely accessible on foot within 400 meters of the edge of the settlement development boundary of one of the district's 'rural service centres'; or
- c) involve the redevelopment of vacant or redundant previously developed land that can be shown, with evidence, to be unviable for employment use.

This Policy contributes towards achieving Objective 1 of this Local Plan.



## Significant, Temporal and Secondary Effects

Table 24: Impact on Sustainability Objectives: Policy LP7

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	+	N/A	N/A	N/A	N/A	N/A	N/A
Medium	+	+	N/A	N/A	N/A	N/A	N/A	N/A
Long	+	+	N/A	N/A	N/A	N/A	N/A	N/A

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.

### Alternatives Considered

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.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.5.8 Policy LP8: Backland Residential Development

### Policy LP8: Backland Residential Development

Proposals for the residential development of “backland” sites must comply with the following criteria:

- a) where the development would involve the net loss of private amenity space serving an existing dwelling, that dwelling must be left with a sufficient area of private amenity space having regard to the standards in this Local Plan;
- b) a safe and convenient means of vehicular and pedestrian access/egress must be provided that does not cause undue disturbance or loss of privacy to neighbouring residents or visual detriment to the street scene. Long or narrow driveways will not be permitted;
- c) the proposal must not involve “tandem” development using a shared access;
- d) the site must not comprise an awkwardly shaped or fragmented parcel of land likely to be difficult to develop in isolation or involve development which could prejudice a more appropriate comprehensive development solution;
- e) the site must not be on the edge of defined settlements where likely to produce a hard urban edge or other form of development out of character in its particular setting; and
- f) the proposal must not be out of character with the area or set a harmful precedent for other similar forms of development.

This Policy contributes towards achieving Objective 1 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 25: Impact on Sustainability Objectives: Policy LP8

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	+	N/A	N/A	+	+	N/A	N/A
Medium	+	+	N/A	N/A	+	+	N/A	N/A
Long	+	+	N/A	N/A	+	+	N/A	N/A

The Policy will have minor positive impacts on associated Sustainability Objectives, those being related to the provision of housing, the sustainable use of land, open space and landscape / townscape in regards to settlement form. Impacts are minor in reflection of the non-strategic nature and purpose of the Policy, and can be seen to actively ensure appropriate development only in all instances.



## Alternatives Considered

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.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

### 5.5.9 Policy LP9: Traveller Sites

#### Policy LP9: Traveller Sites

Evidence contained in the Essex Gypsy and Traveller Accommodation Assessment (April 2017) identifies a projected need for 4 permanent traveller pitches, in total, in the Tendring District between 2017 and 2033.

Land at the following sites is allocated to meet this residual need:

- Land at Spring Stables, off Gutteridge Hall Lane, Weeley – 2 pitches
- Land at Woodfield Bungalow, Colchester Road, Great Bentley – 2 pitches
- Land at Esther Lee Stables, Green Lane, Crockleford Heath – 1 pitch

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 refuse permission for proposals that cannot demonstrate, with evidence, a genuine need for the proposed level of provision. The Council will additionally judge proposals against criteria a) to h) below alongside other requirements in the Local Plan:

- 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 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);
- c) sites should, where possible, utilise previously developed land and recognise the scale of nearby communities;
- d) sites must not exceed ten pitches in size and must make a minimum allowance of 250 square metres per pitch including circulation and amenity space and a maximum of 350 square metres. Sites should normally be 3 miles apart with scope for smaller sites to be closer than this;
- e) sites must comprise flat well drained ground and achieve safe access for large vehicles from the local road network and access to utilities;
- 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;

- g) sites must be of a high quality design and landscaping, providing a good standard of residential amenity for their occupiers; and
- h) sites must be linked to mains services.

This Policy contributes towards achieving Objectives 1 of this Local Plan.

## Significant, Temporal and Secondary Effects

Table 26: Impact on Sustainability Objectives: Policy LP9

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	+	N/A	+	+	+	N/A	0
Medium	+	+	N/A	+	+	+	N/A	0
Long	+	+	N/A	+	+	+	N/A	0

The Policy will have numerous positive impacts on social and environmental criteria in line with the need to balance the needs of the Traveller community with those of existing communities. The Policy responds to meeting Traveller accommodation needs, represents an efficient use of land, and ensures access to facilities and the protection of environmental assets.

## Alternatives Considered

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.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.5.10 Policy LP10: Care and Assisted Living

### Policy LP10: Care, Independent Assisted Living

To meet the care needs of our future generations and generate growth in the care, independent and assisted living sector in line with the Economic Development Strategy, the Council will support the construction of high quality care homes and extra-care housing in sustainable locations. The Council will also work with the NHS, Essex County Council, care providers, educational establishments and businesses to promote technological advancements in the provision of care, improvements in training and qualifications for care professionals and support growth in the 'supply chain' industries related to care and assisted living.

The Council will support the provision of care homes and extra care housing within settlement development boundaries and, in particular, within the mix of accommodation at the residential and mixed-use developments across the district. The Council will also consider, on their merits, proposals for the development (including change of use to) care homes (Use Class C2) on land outside of settlement development boundaries where they will still support a sustainable pattern of growth in the district. Such developments must either:

- a) be located on a site safely accessible on foot within 600 meters of the edge of the settlement development boundary of one of the district's 'strategic urban settlements', 'smaller urban settlements' or 'strategic rural service centres'; or
- b) be located on a site safely accessible on foot within 400 meters of the edge of the settlement development boundary of one of the district's 'rural service centres'.

All new care homes and extra care housing must offer a high quality, safe, secure and attractive environment for their residents and provide sufficient external space to accommodate the normal recreation and other needs of residents, visitors or employees.

Proposals for the development of new (including change of use to) secure residential institutions (Use Class C2A) will be considered on their own merits against other policy requirements of this Local Plan.

Development that would result in the loss of all, or part, of an existing care home will not be permitted unless the applicants can demonstrate, with evidence, that the site or premises are no longer economically viable. The approach used to demonstrate that the requirements of this policy have been met may vary from site to site and so must be agreed between the Council and the applicant in advance of any planning application being submitted.

Where planning permission is granted, use rights under the provision of the latest Use Classes Order may be withdrawn where there is evidence to suggest that a change of use from that granted to another use within the same Use Class would be inappropriate.

This Policy contributes towards achieving Objective 1 of this Local Plan.



## Significant, Temporal and Secondary Effects

Table 27: Impact on Sustainability Objectives: Policy LP10

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	+	+	N/A	N/A	N/A	N/A	N/A
Medium	+	+	+	N/A	N/A	N/A	N/A	N/A
Long	+	+	+	N/A	N/A	N/A	N/A	N/A

The Policy will 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.

### Alternatives Considered

It is 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.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

## 5.5.11 Policy LP11: HMO and Bedsits

### Policy LP11: HMO and Bedsits

All proposals involving the creation of Houses in Multiple Occupation (HMOs) or bedsits (including new-build, subdivisions and conversions) will require planning permission and will only be permitted within defined town centres where all of the following criteria are met:

- a) within a 100 metre radius of the property or site in question (drawn as a circle from the centre of the property or site), the total number of existing and proposed HMO tenancy units and bedsits, as a proportion of all residential accommodation tenancy units plus bedsits and dwelling houses that are not HMOs), would not exceed 10%;
- b) the proposed tenancy units have a minimum internal floor area of 12 square metres and bedsits have a minimum internal floor area of 16 square metres;
- c) each individual tenancy unit or bedsit has direct physical access to communal facilities without the need to rely on access via another tenancy unit or bedsit;
- d) no more than six tenancy units or bedsits will be served by a single indoor communal facility such as a living room, dining room or kitchen;





- e) a minimum of 1 off-street car parking space per tenancy unit or bedsit is provided and each parking space must be capable of being used independently of one another;
- f) all residents of the HMO or block of bedsits have access to adequate space for the storage of waste and recycling bins which will be provided within the curtilage of the block;
- g) all external alterations to existing buildings are in keeping with the character of the building and the wider area; and
- h) an area of communal open space is provided that has sufficient space and facilities for drying clothes.

This Policy contributes towards achieving Objective 1 of this Local Plan.

## Significant, Temporal and Secondary Effects

Table 28: Impact on Sustainability Objectives: Policy LP11

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	+	N/A	N/A	N/A	N/A	N/A	N/A
Medium	+	+	N/A	N/A	N/A	N/A	N/A	N/A
Long	+	+	N/A	N/A	N/A	N/A	N/A	N/A

The Policy will ensure positive outcomes for this type of accommodation need and also in response to a need for development to be sustainable in terms of town centre location and accessibility. Impacts are minor in reflection of meeting the needs of the specific demographic to which such accommodation relates.

## Alternatives Considered

It is considered that any deviation from the Policy approach could be considered unsustainable in line with a need to ensure such provision (and a trend for the conversion of existing facilities) or otherwise not distinctly different to warrant assessment within this SA.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.6 Prosperous Places Policies

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The Local Plan's strategic objective for Employment/Commercial is "To provide for the development of employment land on a variety of sites to support a diversity of employment opportunities and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth up to the period of 2033."

Promoting balanced economic growth is one of the key elements of delivering sustainable development. This Local Plan aims to make Tendring District more self-reliant by achieving a sustainable balance between jobs, retail development, tourism, leisure, hotel and guesthouse development and associated facilities and to improve education and skills for our District's residents. Balancing growth will ensure that our natural and built environment, especially our countryside, is preserved and protected against unsustainable growth.

The National Planning Policy Framework requires local planning authorities to adopt a positive approach toward development proposals that will contribute toward building a strong, responsive and competitive economy in their area and to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. From undertaking extensive consultation with residents and businesses within the Tendring District, it is clear that delivering a strong economy that provides more jobs for local people is a high priority in our area but that the pursuit of economic growth must also sit comfortably alongside other objectives, such as protecting and enhancing the environment and planning positively to meet the social needs of our local communities.

This section of the plan contains the following policies:

- Policy PP1: New Retail Development
- Policy PP2: Retail Hierarchy
- Policy PP3: Village and Neighbourhood Centres
- Policy PP4: Local Impact Threshold
- Policy PP5: Town Centre Uses
- Policy PP6: Employment Sites
- Policy PP7: Employment Allocations
- Policy PP8: Tourism
- Policy PP9: Hotels and Guesthouses
- Policy PP10: Camping and Touring Caravan Sites
- Policy PP11: Holiday Parks
- Policy PP12: Improving Education and Skills
- Policy PP13: The Rural Economy
- Policy PP14: Priority Areas for Regeneration



## 5.6.1 Policy PP1: New Retail Development

### Policy PP1: New Retail Development

Retail development will be encouraged and permitted in the retail policy area of the town centres as defined on the Policies Map. This will be the main focus for new additional retail floorspace for the town centres, maintaining the district's current hierarchy and market share between centres.

The Council's Retail Study Update (2017) indicates that there is no quantitative need for additional convenience floorspace in Clacton, Frinton-on-Sea, Brightlingsea or Walton-on-the-Naze. With limited capacity for Manningtree (40 sq.m – 70 sq.m) and Harwich and Dovercourt (750sq.m – 1,420sq.m).

For comparison retail, the update indicates that there is no quantitative need for additional retail capacity for Clacton or Walton-on-the-Naze. For Harwich and Dovercourt the update indicates capacity of between 1,770 sq.m and 2,950 sq.m and for Frinton-on-Sea capacity of between 850 sq.m and 1,410 sq.m. For Manningtree and Brightlingsea the update indicates there is limited capacity for growth.

Retail development will be encouraged on a scale appropriate to the needs of the area served by these centres. Development will be subject to local planning, traffic and environmental considerations and viewed in the context of the needs of people who live in or near the areas affected.

This Policy contributes towards achieving Objectives 3, 6 and 9 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 29: Impact on Sustainability Objectives: Policy PP1

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	++	+	+	N/A	N/A	N/A
Medium	N/A	N/A	++	+	+	N/A	N/A	N/A
Long	N/A	N/A	++	+	+	N/A	N/A	N/A

The Policy will ensure economic growth through the Policy stance in encouraging retail development in line with the findings of the Retail Study Update (2017). This study identifies the need and capacity for convenience and comparison retail floorspace across the District. There will therefore be significant positive impacts on the vitality and viability of the District's centres and economic growth. Minor positive impacts are associated with minimising transport growth in line with encouragement and principle of permission with defined retail policy areas of the town centres. There will also be positive outcomes for communities living within or in close proximity to such centre and development proposals will be viewed in the context of the needs of people who live in or near such areas.

### Alternatives Considered

The Policy is borne from national requirements to both promote the vitality and viability of town centres in addition to placing significant weight on the need to support economic growth through the planning system. The specific identified additional need in net floorspace responds to specific evidence base relevant to the Plan Area and commissioned in line with the Council adhering to these national requirements. As such, no other Policy approaches could be considered reasonable or would otherwise be distinctly different to warrant assessment in this SA.



## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

### 5.6.2 Policy PP2: Retail Hierarchy

#### Policy PP2: Retail Hierarchy

The following centres, as defined on the Policies Map, provide the key locations that can be resilient to future economic changes and which should be considered as part of a sequential test for proposed main town centre. Retail development should take place at a scale appropriate to the size and function of the centre within which it is to be located. To guide this approach, the following retail hierarchy is defined:

##### MAJOR TOWN CENTRE

- Clacton

##### TOWN CENTRES

- Dovercourt
- Walton-on-the-Naze
- Frinton-on-Sea
- Brightlingsea
- Manningtree

##### DISTRICT CENTRES

- Harwich
- Old Road, Clacton
- The Triangle, Frinton-on-Sea
- Great Clacton
- Frinton Road, Holland-on-Sea

These centres will be the focus for 'town centre uses' which include retail, leisure, commercial, office, tourism and cultural, community and residential development. The Council will promote a mix of appropriate town centre uses within these defined centres with 'active street frontages' at ground floor level. Proposals must be properly related in their scale and nature having regard to the above hierarchy.

This Policy contributes towards achieving Objectives 3, 6 and 9 of this Local Plan.



## Significant, Temporal and Secondary Effects

**Table 30: Impact on Sustainability Objectives: Policy PP2**

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	+	N/A	+	+	+	N/A	N/A	N/A
Medium	+	N/A	+	+	+	N/A	N/A	N/A
Long	+	N/A	+	+	+	N/A	N/A	N/A

The Policy will ensure economic growth through the Policy stance in directing retail development in line with the retail hierarchy and at a scale appropriate to the size and function of the centre within which it is to be located. There will therefore be positive impacts on the vitality and viability of the District's centres and also elements of housing through the promotion of mixed-use schemes as appropriate.

Minor positive impacts are associated with minimising transport growth in line with encouragement and principle of permission with defined retail policy areas of the town centres. There will also be positive outcomes for communities living within or in close proximity to such centre and development proposals will be viewed in the context of the needs of people who live in or near such areas.

### Alternatives Considered

The Policy is borne from national requirements to both promote the vitality and viability of town centres in addition to placing significant weight on the need to support economic growth through the planning system. As such, no other Policy approaches could be considered reasonable or would otherwise be distinctly different to warrant assessment in this SA.

### Proposed Mitigation Measures / Recommendations

At the Preferred Options (2016) stage, the SA recommended that 'commentary is included within the Policy or supporting text that addresses the position of the proposed Colchester fringe Garden Community in regard to the retail hierarchy in line with the allocation's eventual size and function within and beyond the Plan period.' This recommendation is not considered appropriate at this stage due to the need to protect Major, Town and District Centres as defined in the Policy and supporting text from inappropriate retail uses outside these centres. There are no new recommendations made at this stage.



### 5.6.3 Policy PP3: Village and Neighbourhood Centres

#### Policy PP3: Village and Neighbourhood Centres

Small-scale retail development to serve the day-to-day needs of village and local neighbourhoods will be normally permitted. Where express planning permission is required, proposals for change of use from retail within a neighbourhood shopping parade or a village with limited shopping provision will not be permitted unless retail use is either:

- no longer viable;
- no longer needed by the community it serves; or
- is to be relocated, to provide an equivalent improved facility.

The Council will work with its partners, including local businesses, to protect and enhance the following village and local neighbourhood centres and any proposed village and neighbourhood centres as defined on the Policies Map.

#### VILLAGE CENTRES

- |                                  |                                  |
|----------------------------------|----------------------------------|
| - Alresford Village Centre       | - Little Clacton Village Centre  |
| - Elmstead market Village Centre | - St. Osyth Village Centre       |
| - Great Bentley Village Centre   | - Thorpe-le-Soken Village Centre |

#### EXISTING AND PROPOSED NEIGHBOURHOOD CENTRES

- |                             |   |
|-----------------------------|---|
| - Bluehouse Avenue, Clacton | - Woodlands Close, Clacton  |
| - Bockings Elm, Clacton     | - Upper Dovercourt  |
| - Broadway, Jaywick         | - Frinton Road, Holland-on-Sea                                    |
| - Burrs Road, Clacton       | - Waterside, Brightlingsea  |
| - Cambridge Road, Clacton   | - Neighbourhood centre at St. John's Road, Clacton                |
| - Coopers Lane, Clacton     | - New neighbourhood centre proposed for Weeley Garden Village     |
| - Coppins Road, Clacton     | - New neighbourhood centre proposed for Oakwood Garden Suburb     |
| - Gravel Hill Way, Harwich  | - New neighbourhood centre proposed for Rouses Farm Garden Suburb |
| - Thorpe Road, Kirby Cross  | - Tudor Parade, Marlowe Road, Jaywick                             |

This Policy contributes towards achieving Objectives 3 and 6 of this Local Plan.



## Significant, Temporal and Secondary Effects

**Table 31: Impact on Sustainability Objectives: Policy PP3**

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	+	+	+	N/A	N/A	N/A
Medium	N/A	N/A	+	+	+	N/A	N/A	N/A
Long	N/A	N/A	+	+	+	N/A	N/A	N/A

The Policy will ensure positive outcomes in relation to local employment opportunities, accessibility of convenience shopping to support new housing and mixed-use allocations within the Plan and also in building strong communities. Impacts are minimal in response to the scale of development at the centres within the Policy and in accordance with the content of Policy PP4 requiring impact assessments for proposals over a certain threshold. This should ensure that retail development is proportionate to the function of the centre.

### Alternatives Considered

An alternative has been explored for this policy. This relates to:

- Alternative PP3(1): To designate the new Garden Suburbs / Strategic Mixed Use developments as Village Centres in response to the scale of new housing at each location

The appraisal of this alternative is as follows:

Alternative PP3(1) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	--	+	+	N/A	N/A	N/A
Medium	N/A	N/A	--	+	+	N/A	N/A	N/A
Long	N/A	N/A	--	+	+	N/A	N/A	N/A

The alternative, in designating new Village Centres at Oakwood Garden Suburb / Strategic Mixed Use development and Rouses Farm Garden Suburb / Strategic Mixed Use development will have positive impacts on social criteria associated with supporting the scale of the development consistently with the populations of the villages to which Village Centres currently serve. Despite this, the proximity and ease of sustainable access of these new mixed-use allocations within the Plan to Clacton, can be expected to have a significantly detrimental impact on the vitality and viability of the major town centre of Clacton. With this in mind, the notion of allocation as Village Centres has been rejected. This is also in line with the Plan's other retail policies as well as the Plan's Vision and Objectives. It is also in reflection of the likelihood that the extent of retail development at these locations would not be consistent with national requirements regarding impact assessments and the sequential test for town centre uses outside town centre boundaries as identified in Policy PP4.

**Reason for Rejection** – The alternative has been rejected in line with the requirements of Policy PP4 and to ensure the vitality and viability of Clacton Town Centre.



## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

### 5.6.4 Policy PP4: Local Impact Threshold

#### Policy PP4: Local Impact Threshold

Applications for retail, leisure and office development outside of a centre as defined on the Policies Map, which are not in accordance with the Local Plan, will require an impact assessment if the development is over the following floorspace thresholds in the defined Town Centre:

- a) Clacton - 929 sq.m gross floorspace
- b) Frinton-on-Sea - 929 sq.m gross floorspace
- c) Dovercourt - 250 sq.m gross floorspace
- d) Walton-on-the-Naze - 250 sq.m gross floorspace
- e) Brightlingsea - 250 sq.m gross floorspace
- f) Manningtree - 250 sq.m gross floorspace
- g) Harwich - 250 sq.m gross floorspace

This Policy contributes towards achieving Objectives 3 and 6 of this Local Plan.

#### Significant, Temporal and Secondary Effects

Table 32: Impact on Sustainability Objectives: Policy PP4

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A
Medium	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A
Long	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A

The Policy actively ensures that no detrimental impacts will be realised on the stated centres from any out of centre retail proposals. This will have a significant positive impact on the vitality and viability of the centres and is likely to ensure growth through the requirements that alternative town centre locations are fully explored for any proposals.

#### Alternatives Considered

There can be no alternatives that could be considered reasonable in line with the requirements that locally set thresholds are integrated within Local Plan policies as stated in paragraph 26 of the NPPF and national Planning Practice Guidance. The specific thresholds have been identified within the WYG Retail Study (2016) that recommended that 'a blanket approach' would not be appropriate across all centres. The study, a key evidence base document to inform the Plan, advised that policy should advocate a tiered approach with different thresholds based upon the location, role and function of the centre.





## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

### 5.6.5 Policy PP5: Town Centre Uses

#### Policy PP5: Town Centre Uses

The Town Centre Boundary and the Primary and Secondary Shopping Frontages are defined on the Policy Map.

Within the Primary Shopping Area, proposals for development will be permitted where they:

- 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;
- f) within the Secondary Shopping Frontages main town centre uses remain dominant; and
- g) Any change of use will be considered against the aims of this Policy.

This Policy contributes towards achieving Objectives 3 and 6 of this Local Plan.

#### Significant, Temporal and Secondary Effects

Table 33: Impact on Sustainability Objectives: Policy PP5

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	++	++	+	N/A	+	N/A	N/A
Medium	N/A	++	++	+	N/A	+	N/A	N/A
Long	N/A	++	++	+	N/A	+	N/A	N/A

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.

#### Alternatives Considered

It is considered that there are no 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.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

## 5.6.6 Policy PP6: Employment Sites

### Policy PP6: Employment Sites

The Council will seek to protect existing employment sites, as set out in the Council's current Employment Land Review. These will be safeguarded for B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) purposes and also where appropriate A1 (Retail) use, as identified in paragraph 6.35.

Proposals for non-employment uses on these sites will only be considered acceptable if they clearly demonstrate that the alternative use/s:

- a) will not have an adverse impact on the primary employment use(s) in the locality;
- b) will not reduce the overall supply and quality of employment land and premises within the locality;
- c) will deliver economic regeneration benefits to the site and/or area;
- d) will resolve existing conflicts between land uses; and
- 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 that there is no realistic prospect for continued employment use.

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.

The Council will permit sustainable development proposals for farm and other land based diversification schemes that benefit the rural area. Proposals for reuse or redevelopment of rural buildings for employment purposes will be considered against the following criteria unless the economic benefits outweigh these criteria:

- 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, 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);

- d) proposals which would create a significant number of jobs should be readily accessible by public transport;
- 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
- f) Early years and childcare provision.

This Policy contributes towards achieving Objectives 2, 4 and 6 of this Local Plan.

## Significant, Temporal and Secondary Effects

Table 34: Impact on Sustainability Objectives: Policy PP6

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	+	++	++	N/A	N/A	N/A	N/A
Medium	N/A	+	++	++	N/A	N/A	N/A	N/A
Long	N/A	+	++	++	N/A	N/A	N/A	N/A

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 regards 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.

## Alternatives Considered

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.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.6.7 Policy PP7: Employment Allocations

### Policy PP7: Employment Allocations

New Employment allocations are needed to provide job opportunities for residents in Tendring District and to support the growth aspirations for the towns. To achieve this objective, at least 20 hectares of new employment land is provided for through the allocation of sites listed below, and defined on the Policies Map, to provide for B1 (Business and Office Use), B2 (General Industry) and B8 (Storage and Distribution) uses. The range of uses will allow for diversification of employment opportunities within Tendring District which will increase the skills base and retain employees within the towns.

Proposals for employment development in the B use classes specified will be supported. Sites allocated for employment use will be protected against future loss to alternative uses. Additional sites suitable for small and medium sized businesses will be considered on a site by site basis within settlement boundaries, as defined by the Policy 'The Rural Economy and in close proximity to public transport nodes'.

#### EMPLOYMENT ALLOCATIONS

NAME OF SITE	LOCAL PLAN ALLOCATION (ha)	POTENTIAL FURTHER ASPIRATIONAL GROWTH / GROWTH BEYOND 2033
Carle	4.5 ha	0n ha
Stanton Europark	2-4 ha	0 ha
Tendring Colchester Borders Garden Community	6 ha	4-24 ha
Mercedes Site	3 ha	4.4 ha
Weeley	1 ha	0 ha
Land South of Long Road, Mistley	2 ha	0 ha
EDME Maltings	0.13 ha	0 ha
Lanswood Park	1.2 ha	0 ha
<b>Total Employment Land Area</b>	<b>19.83 – 21.8 ha</b>	<b>8.4-28.4 ha</b>

This Policy contributes towards achieving Objectives 2, 4 and 6 of this Local Plan.



## Significant, Temporal and Secondary Effects

**Table 35: Impact on Sustainability Objectives: Policy PP7**

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	+	++	N/A	N/A	N/A	N/A
Medium	N/A	N/A	+	++	N/A	N/A	N/A	N/A
Long	N/A	N/A	++	++	N/A	N/A	N/A	N/A

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.

### Alternatives Considered

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.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.6.8 Policy PP8: Tourism

### Policy PP8: Tourism

To attract visitors to the Tendring District and support economic growth in tourism, the Council will generally support proposals that would help to improve the tourism appeal of the district to visitors, subject to other relevant policies in the Local Plan. In particular, the Council will support appropriate proposals for:

- new and improved attractions and leisure activities at the district's pleasure piers, amusement parks and holiday parks;
- a major new tourist attraction with good access to the A133 or A120;
- marinas, boat harbours, yacht havens and other facilities associated with boating and sailing;
- educational field centres or facilities associated with renewable energy, nature conservation, heritage, coastal protection, maritime activities and/or the enjoyment of the countryside and coast;
- conference facilities for business and educational purposes or to be used for functions such as weddings and other celebratory events;
- the provision of leisure and tourism facilities as part of farm diversification schemes;
- high quality restaurants, cafes and other appropriate commercial outlets on the seafront within the district's coastal towns; and
- outdoor recreational activities that would strengthen the function and protection of the undeveloped countryside.

To maintain and deliver a range of accommodation that meets the varying needs, demands and expectations of potential visitors to the Tendring District. Proposals that involve the creation, improvement or potential loss of visitor accommodation will be assessed based on policies set out in this Local Plan.

This Policy contributes towards achieving Objective 10 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 36: Impact on Sustainability Objectives: Policy PP8

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	+	++	0	N/A	N/A	N/A	N/A
Medium	N/A	+	++	0	N/A	N/A	N/A	N/A
Long	N/A	+	++	0	N/A	N/A	N/A	N/A



The Policy recognises the importance of the promotion and ensuring the success of the District's tourism sector and associated supporting development and adopts a positive approach. This will have significant positive impacts on economic growth that looks to extend tourism attraction beyond that which is seasonal. The policy recognises that tourism opportunities in the District should not be strictly bound by sustainable transport links and will have no impact on associated criteria as a result. There will be additional minor positive impacts however on regeneration and in ensuring an efficient use of land through focusing certain attractions and development to specific areas of the seafront.

### **Alternatives Considered**

In line with the specific characteristics of the District and the importance of tourism as an employment sector, a more prescriptive alternative to the preferred approach can be considered unsuitable. The Policy ensures that the Local Plan supports the objectives and priorities of the District's Tourism Strategy, an important evidence base document, and as such has been selected as the only reasonable option for consideration.

### **Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed at this stage.

## **5.6.9 Policy PP9: Hotels and Guesthouses**

### **Policy PP9: Hotels and Guesthouses**

The Council will support proposals for:

- new hotels and guesthouses within defined centres (as listed in Policy PP2 ) and along the seafront within the district's coastal towns or on allocated mixed-use development sites where such accommodation is proposed as part of the mix of uses;
- visitor accommodation to be provided in the upper floors of public houses, at residential health and beauty facilities, educational field centres and function/conference venues; and
- proposals to improve guest facilities or increase the number of rooms at existing hotels and guesthouses.

Within defined centres and along the seafront within the district's coastal towns, the Council will refuse proposals for the change of use or redevelopment of existing hotels and guesthouses to alternative uses, either in part or in whole. Outside of these areas, the change of use or redevelopment of existing hotels and guesthouses to alternative uses will only be permitted if the applicant can demonstrate that the current use is no longer economically viable.

This Policy contributes towards achieving Objective 10 of this Local Plan.



## Significant, Temporal and Secondary Effects

Table 37: Impact on Sustainability Objectives: Policy PP9

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	+	+	N/A	N/A	N/A	N/A	N/A
Medium	N/A	+	+	N/A	N/A	N/A	N/A	N/A
Long	N/A	+	+	N/A	N/A	N/A	N/A	N/A

The Policy recognises the importance of promoting and ensuring the success of tourism within the District by setting out a Policy that safeguards and supports associated growth in this sector with a positive approach. This will have positive impacts on economic growth. There will be additional minor positive impacts on regeneration and in ensuring an efficient use of land through focusing hotel and guesthouse development to specific areas of the seafront and through mixed-use development.

### Alternatives Considered

In line with the specific characteristics of the District and the importance of tourism as an employment sector, a more prescriptive alternative to the preferred approach can be considered unsuitable. The Policy ensures that the Local Plan supports the objectives and priorities of the District's Tourism Strategy, an important evidence base document, and as such has been selected as the only reasonable option for consideration.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

## 5.6.10 Policy PP10: Camping and Touring Caravan Sites

### Policy PP10: Camping and Touring Caravan Sites

Subject to consideration against other policies in this Local Plan, the Council will support proposals for:

- new camping or touring caravan / motorhome sites;
- extensions to existing camping and / or touring caravan / motorhome sites; and
- applications will only be permitted where they are in accordance with Biodiversity and Geodiversity Policy in this Local Plan. 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) have the potential to impact on them and should therefore be subject to consultation with Natural England, on a site-by-site basis and as appropriately assessed against the tests of the Habitats Regulations.

Proposals for the use of land as a camping and / or touring caravan/motorhome site (which may incorporate recreational vehicles) must include an electricity hook-up point for each touring caravan/motorhome and





facilities for potable water, toilets, showers, washing and waste water disposal. The Council will support proposals for ancillary recreational facilities subject to consideration under other relevant policies in this Local Plan.

To ensure that any tents and / or touring caravans/motorhome are not used as permanent dwellings, camping and touring caravan/motorhome sites will be subject to holiday occupancy conditions and their use limited to certain periods of the year.

## Significant, Temporal and Secondary Effects

Table 38: Impact on Sustainability Objectives: Policy PP10

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	+	N/A	N/A	+	N/A	N/A
Medium	N/A	N/A	+	N/A	N/A	+	N/A	N/A
Long	N/A	N/A	+	N/A	N/A	+	N/A	N/A

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 camping and caravan 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. There will be positive impacts on biodiversity and designated sites due to the Policy's criterion that permission would only be granted should the year round occupation of pitches not have a detrimental impact on sites of international importance for nature conservation through the potential for disturbance to migratory birds.

## Alternatives Considered

No alternatives have 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.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.6.11 Policy PP11: Holiday Parks

### Policy PP11: Holiday Parks

Some of the district's holiday parks are shown as 'safeguarded sites' on the Policies Map. These sites will be protected against redevelopment for alternative uses either in part or in whole.

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 will only be considered favourably if the applicant can demonstrate 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 regard to other policies in this Local Plan.

Subject to consideration against other policies in this Local Plan, the Council will support proposals for:

- the extension of safeguarded sites or other existing sites onto adjoining land provided that the development would result in improvements to the overall layout, amenity, appearance and quality of accommodation over the whole site;
- improvements to the range and quality of attractions and facilities at safeguarded sites and other sites; and
- proposals for new holiday parks that comprise well designed timber chalets set on plinths with pitched roofs, ideally located within a wooded or undulating landscape setting that incorporates water features and indoor and outdoor leisure facilities that would be appropriate in a countryside location.

Proposals for new static caravan/chalet parks will only be permitted where it can be demonstrated by the applicant how the proposal would help strengthen and diversify the district's tourist economy or that they are being specifically created for the relocation of an existing site away from flood risk areas.

The change of use of caravan and chalets from holiday accommodation to permanent residential dwellings will not be permitted as they could lead to a loss of valuable tourist 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.

To avoid such consequences by ensuring that caravans and chalet developments are not used for permanent residential dwellings, the Council will impose holiday occupancy conditions and limit use to certain periods of the year.

This Policy contributes towards achieving Objective 10 of this Local Plan.



## Significant, Temporal and Secondary Effects

**Table 39: Impact on Sustainability Objectives: Policy PP11**

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	+	N/A	N/A	0	N/A	N/A
Medium	N/A	N/A	+	N/A	N/A	0	N/A	N/A
Long	N/A	N/A	+	N/A	N/A	0	N/A	N/A

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.

### Alternatives Considered

No alternatives have 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.

### Proposed Mitigation Measures / Recommendations

At the Preferred Options stage, the SA recommended that the Policy ensure a criterion that regards the impacts on biodiversity and designated sites that development proposals for holiday parks could have, and that measures are included to ensure their investigation and mitigation. This recommendation has been appropriately factored into the Policy. There are no new recommendations made at this stage.



## 5.6.12 Policy PP12: Improving Education and Skills

### Policy PP12: Improving Education and Skills

To improve education and employment prospects for Tendring's residents, the Council will work with its partners including Essex University, Colchester Institute, local schools and academies, and Essex County Council as the education authority and other educational establishments to deliver new and improved facilities for primary, secondary, further and higher education. The Council will support proposals that will result in new, expanded or improved education facilities and facilities for vocational training, particularly in the growing care and assisted living and renewable energy sectors.

Planning permission will not be granted for new residential development unless the individual or cumulative impacts of development on education provision can be addressed, at the developer's cost, either on-site or through financial contributions (potentially through the Community Infrastructure Levy) towards off-site improvements. Essex County Council as the local education authority will be a key consultee in this regard. Where appropriate, the Council will also consider the use of legal agreements to secure any necessary improvements in education provision arising as a result of development.

Proposals involving the redevelopment of educational facilities for alternative uses will be considered against Policy HP 2: Community Facilities of this Local Plan.

In granting planning permission for residential and non-residential developments, the Council will use Employment and Skills Charters/Local Labour Agreements to ensure that, as far as is possible and practicable, local contractors are employed to implement the development and that any temporary or permanent employment vacancies (including apprenticeships) are advertised through agreed channels to reach and prioritise local people.

This Policy contributes towards achieving Objective 5 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 40: Impact on Sustainability Objectives: Policy PP12

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	+	N/A	+	++	N/A	N/A	N/A
Medium	N/A	+	N/A	+	++	N/A	N/A	N/A
Long	N/A	+	N/A	+	++	N/A	N/A	N/A

The Policy will have significant positive impacts on ensuring new school provision in accordance with individual and cumulative development and in line with the Essex County Council Developer's Guide to Infrastructure Contributions (2015). Appropriate new school provision or expansion, as necessary, will also ensure that travelling distances to education will reduce for new communities. This can also be seen as an efficient use of land.

### Alternatives Considered

No alternatives have been explored in accordance with the Policy's adherence to the Essex County Council Developer's



Guide to Infrastructure Contributions (2015). No other approaches could be considered reasonable.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.

## 5.6.13 Policy PP13: The Rural Economy

### Policy PP13: The Rural Economy

To support growth in the rural economy, the Council will grant planning permission for the following types of development in the countryside outside of defined Settlement Development Boundaries, subject to detailed consideration against other policy requirements in this Local Plan:

- a) Where appropriate to the historic environment, conversion or re-use of rural buildings in the countryside to employment, leisure or tourism use;
- b) business and domestic equine related activities;
- c) agricultural and key workers' dwellings; and
- d) buildings that are essential to support agricultural, aquaculture, horticulture and forestry; and farm diversification schemes.

This Policy contributes towards achieving Objectives 2,6, 8 and 10 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 41: Impact on Sustainability Objectives: Policy PP13

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	+	++	+	N/A	N/A	N/A	N/A
Medium	N/A	+	++	+	N/A	N/A	N/A	N/A
Long	N/A	+	++	+	N/A	N/A	N/A	N/A

The Policy will 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.



## Alternatives Considered

An alternative has been explored for this policy. This relates to:

- Alternative PP13(1): No policy and leave to the NPPF

The appraisal of this alternative is as follows:

Alternative PP13(1) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	?	+	?	N/A	N/A	N/A	N/A
Medium	N/A	?	+	?	N/A	N/A	N/A	N/A
Long	N/A	?	+	?	N/A	N/A	N/A	N/A

Whilst the thrust of both local and national policy is to direct new jobs to existing built up areas and centres of employment, it is recognised that the district's rural areas and open countryside also make an important contribution to the overall economy of the district and so the Council should seek to achieve sustainable economic growth of its rural economy. Agriculture, in particular, which generally requires a countryside location, remains a source of local employment and continues to play an important role in the local economy. Similarly does aquaculture. The Alternative would have less certainty that such uses are safeguarded and development could be forthcoming that is not appropriate to the District's rural areas and existing employment types / sectors, in those instances where locations are deemed otherwise generally sustainable. This would not be an efficient use of land in the District, would not reflect current skills of communities and could also see additional traffic movements to rural areas for general employment opportunities.

**Reason for Rejection** – Where outcomes can be considered less certain to respond to the specifics of the District's rural communities in a local context, this alternative has been rejected.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.6.14 Policy PP14: Priority Areas for Regeneration

### Policy PP14: Priority Area for Regeneration

The following areas are identified on the Policies Maps and Local Maps as 'Priority Areas for Regeneration':

- Clacton Town Centre and Seafront
- 'Brooklands', 'Grasslands' and 'the Village' areas of Jaywick Sands
- Harwich Old Town
- Dovercourt Town Centre and adjoining areas
- Walton-on-the-Naze

These areas will be a focus for investment in social, economic and physical infrastructure and initiatives to improve vitality, environmental quality, social inclusion, economic prospects, education, health, community safety, accessibility and green infrastructure.

As well as this, the Council will seek to: preserve or enhance the historic assets of these areas, including the at risk conservation areas. The at risk conservation areas are: Clacton Seafront, Dovercourt, St Osyth and Thorpe-le-Soken Station and Maltings.

The Council will support proposals for new development which are consistent with achieving its regeneration aims.

This Policy contributes towards achieving Objectives 2, 3, 4 and 6 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 42: Impact on Sustainability Objectives: Policy PP14

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	++	++	+	++	++	N/A	N/A
Medium	N/A	++	++	+	++	++	N/A	N/A
Long	N/A	++	++	+	++	++	N/A	N/A

The Policy will ensure a range of significant social and economic positive impacts associated with the notion of priority areas for regeneration and also their location, responding to centres of significant existing population and also those that will see growth in the Plan period. Particularly, this will have significant positive impacts on the historic environment, with a focus to regenerate at risk Conservation Areas in the District. There will additionally be minor impacts regarding minimising transport movements through the focus for investment in social, economic and physical infrastructure in such areas.



### Alternatives Considered

An alternative has been explored for this policy. This relates to:

- Alternative PP14(1): To not designate Priority Areas for Regeneration and rely on allocations and development management policies

The appraisal of this alternative is as follows:

Alternative PP14(1) – Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	?	?	?	?	?	N/A	N/A
Medium	N/A	?	?	?	?	?	N/A	N/A
Long	N/A	?	?	?	?	?	N/A	N/A

Alternative PP14(1) has been assessed as having uncertain impacts across all relevant sustainability objectives in comparison; this is associated with uncertainties surrounding the delivery of such a range of uses should there not be any integrated vision for the areas identified within the Preferred Policy. The flexible nature of the Policy also ensures that regeneration could be achieved through different viable initiatives or developments throughout the Plan period, being suitable adaptable to market conditions.

**Reason for Rejection** – The alternative has been rejected as it gives less certainty to Council aspirations and less certainty that planning applications will meet the identified requirements of the policy, which might otherwise not be forthcoming.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.





## 5.7 Protected Places Policies

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The Local Plan's strategic objective for Water and Climate Change is 'To reduce the risk of flooding by securing the appropriate location and design of new development, having regard to the likely impact of climate change.'

It is of vital importance to protect the quality of the district's most special natural and built environments. There are many reasons for this, including the international importance and vulnerability of its extensive coastal and estuarine areas and the historic quality of its numerous designated conservation areas and listed buildings.

Protecting the quality of both the natural and built environments is necessary to ensure that the Council meets its legal obligations in those regards and that the district is a safe and attractive place to live, work and visit, thereby helping to underpin the local economy and attract inward investment seeking a quality environment. To ensure that new development is sustainable, it is essential that proposals have regard to, amongst other things, the need to avoid causing harm to sensitive areas and that it takes the opportunities available to enhance the quality of places. This section of the plan contains the following policies:

- Policy PPL1: Development and Flood Risk
- Policy PPL2: Coastal Protection Belt
- Policy PPL3: The Rural Landscape
- Policy PPL4: Biodiversity and Geodiversity
- Policy PPL5: Water Conservation, Drainage and Sewerage
- Policy PPL6: Strategic Green Gaps
- Policy PPL7: Archaeology
- Policy PPL8: Conservation Areas
- Policy PPL9: Listed Buildings
- Policy PPL10: Renewable Energy Generation
- Policy PPL11: The Avenues Area of Special Character, Frinton-on-Sea
- Policy PPL12: The Gardens Area of Special Character, Clacton-on-Sea
- Policy PPL13: Ardleigh Reservoir Catchment Area
- Policy PPL14: Safeguarding of Civil Technical Site, North East of Little Clacton / South of Thorpe-le-Soken
- Policy PPL15: Safeguarding of Hazardous Substance Site, South East of Great Oakley / South West of Harwich



## 5.7.1 Policy PPL1: Development and Flood Risk

The policy is as follows:

### Policy PPL1: Development and Flood Risk

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, must be accompanied by a Flood Risk Assessment. New development 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.

All major development proposals should consider the potential for new Green Infrastructure to help mitigate potential flood risk and include such Green Infrastructure, where appropriate.

Proposals must have regard, as necessary, to the following tests:

#### THE SEQUENTIAL TEST

All development proposals will be considered against the National Planning Policy Framework's 'Sequential Test', to direct development toward sites at the lowest risk of flooding, unless they involve land specifically allocated for development on the Policies Map or Local Maps.

#### THE EXCEPTION TEST

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 National Planning Policy Framework.

This Policy contributes towards achieving Objective 9 of this Local Plan.

## Significant, Temporal and Secondary Effects

Table 43: Impact on Sustainability Objectives: Policy PPL1

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	+	N/A	N/A	N/A	+	N/A	++
Medium	N/A	+	N/A	N/A	N/A	+	N/A	++
Long	N/A	+	N/A	N/A	N/A	+	N/A	++

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.

### Alternatives Considered

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. As such there are no alternative approaches that could be seen as reasonable or sound locally or nationally.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

## 5.7.2 Policy PPL2: Coastal Protection Belt

The policy is as follows:

### Policy PPL2: Coastal Protection Belt

Within the Coastal Protection Belt, as shown on the Policies Map and Local Maps, the Council will:

- a) protect the open character of the undeveloped coastline and refuse planning permission for development which does not have a compelling functional or operational requirement to be located there; and
- b) Where development does have a compelling functional or operational requirement to be there, its design should respond appropriately to the landscape and historic character of its context and applicants to demonstrate that any development proposals will be safe over their planned lifetime.

The Council will take an 'adaptive approach' to coastal protection, where required, having regard to an assessment of the impact of coastal change and consideration of any applicable Shoreline Management Plan.

This Policy contributes towards achieving Objective 7 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 44: Impact on Sustainability Objectives: Policy PPL2

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	+
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	+
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	+

The Policy will ensure that the objectives of the Coastal Protection Belt are adhered to regarding Landscapes and also those associated with land instability. As such, there will be significant positive impacts on biodiversity and landscape and also minor positive impacts regarding Sustainability Objective 8 in so far as climate change impacts can be minimised regarding coastal erosion.

### Alternatives Considered

The National Planning Policy Framework states that local planning authorities should avoid inappropriate development in vulnerable areas. Tendring District contains areas which are under threat from coastal erosion and, although the



Coastal Protection Belt was originally intended to protect landscape character, it now serves a further purpose in regard to helping ensure that any new development which does not need to be located within that area is directed to more sustainable locations. As such, no other alternatives have been explored in line with national policy.

### **Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed.

### **5.7.3 Policy PPL3: The Rural Landscape**

The policy is as follows:

#### **Policy PPL3: The Rural Landscape**

**The Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance, including to:**

- a) estuaries, rivers and undeveloped coast;
- b) skylines and prominent views including ridge-tops and plateau edges;
- c) traditional buildings and the settings of settlements;
- d) native hedgerows, trees and woodlands; and
- e) protected lanes, other rural lanes, bridleways and footpaths; and
- f) Registered Parks and Gardens

Development proposals affecting protected landscapes must pay particular regard to the conservation and enhancement of the special character and appearance of the Dedham Vale AONB, and its setting, and the setting of the Suffolk Coast and Heaths AONB, including any relevant AONB Management Plan objectives. New development which would impact upon the proposed extension to the Suffolk Coast and Heaths AONB, or its setting, should have specific regard to any special landscape qualities of the area affected.

Elsewhere, development proposals should have regard to the Natural England Character Area profiles for the Greater Thames Estuary (No.81) and the Northern Thames Basin (No.111) and the Council's Landscape Character Assessments, as relevant, and should protect and reinforce identified positive landscape qualities.

New development within the rural landscape should minimise the impact of light pollution on the site and its surroundings, in order to protect rural amenity and biodiversity.

**This Policy contributes towards achieving Objectives 7 and 8 of this Local Plan.**



## Significant, Temporal and Secondary Effects

Table 45: Impact on Sustainability Objectives: Policy PPL3

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

The Policy will have significant positive impacts on the protection of natural, historic and environmental assets including landscapes. 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 policies that seek to ensure positive economic and social outcomes.

### Alternatives Considered

There are no alternatives that can be considered reasonable in line with the Policy’s adherence to the NPPF and the objectives of Natural England, Historic England and the Environment Agency. Any deviation from the Policy in response to these requirements would not be considered distinctly different to warrant assessment within this SA.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.7.4 Policy PPL4: Biodiversity and Geodiversity

The policy is as follows:

### Policy PPL4: Biodiversity and Geodiversity

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), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) will be protected from development likely to have an adverse effect on their integrity. As a minimum, there should be no significant impacts 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 protected species populations. Proposals for new development should also have regard to any published local Recreational Disturbance Avoidance and Mitigation Strategies and include any measures which may be necessary to support the aims of the strategy, to help to mitigate any likely recreational impacts arising from the development. Proposals for enhancement of special interest and features will be supported, subject to other material planning considerations.

Sites designated for their local importance to nature conservation, including Local Wildlife Sites (LoWS), Ancient Woodlands, Protected Verges and aged or veteran trees will be protected from development likely to have an adverse impact on such sites or features. Proposals for enhancement of special interest and features will be supported, subject to other material planning considerations.

Proposals for new development should be supported by an appropriate ecological assessment. Where new development would harm biodiversity or geodiversity, planning permission will only be granted in exceptional circumstances, where the benefits of the development demonstrably outweigh the harm caused and where adequate mitigation measures are included, to ensure no net loss, and preferably a net gain, in biodiversity.

Proposals for new infrastructure and major development should consider the potential for enhanced biodiversity, appropriate to the site and its location, including, where appropriate, within Green Infrastructure.

Any proposed development on sites which may support protected species will require a relevant survey/s, undertaken by a suitably qualified ecologist. If protected species are present, a suitable mitigation plan will be required prior to planning permission being granted.

This Policy contributes towards achieving Objective 8 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 46: Impact on Sustainability Objectives: Policy PPL4

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A



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 policies that seek to ensure positive economic and social outcomes.

### **Alternatives Considered**

It is considered that any distinct deviation from this policy approach would not be reasonable for the purposes of consideration and appraisal within this SA. The policy ensures protection is sought from all development proposals to which the policy would be relevant, and reiterates the requirements of the NPPF and the Habitats Directive, an EU Obligation.

### **Proposed Mitigation Measures / Recommendations**

At the Preferred Options (2016) the SA stated that, 'although Natural England are a statutory consultee on all planning applications that meet the criteria for consultation as identified through the location and type of development within a SSSI Impact Risk Zone (which also includes Natura 2000 sites), the Policy and supporting text could be clearer on what supporting information is needed to accompany planning applications in the first instance.' In line with the findings and recommendations of the HRA Screening Assessment and Appropriate Assessment (AA), the policy has been significantly expanded to make it clear that impacts and mitigation will be included in Recreational Disturbance Avoidance and Mitigation Strategies and that Ecological Appraisals will be required where a proposal might harm biodiversity on a site. This recommendation is affectively incorporated into the policy and supporting text, and does not apply at this stage. No new recommendations are made for the Policy at this stage.



## 5.7.5 Policy PPL5: Water Conservation, Drainage and Sewerage

The policy is as follows:

### Policy PPL5: Water Conservation, Drainage and Sewerage

All new development must make adequate provision for drainage and sewerage and should include Sustainable Drainage Systems (SuDS) as a means of reducing flood risk, improving water quality, enhancing the Green Infrastructure network and providing amenity and biodiversity benefits. Applicants should explain and justify the reasons for not using SuDS if not included in their proposals, which should include water inputs and outputs designed to protect and, where possible, enhance the natural environment.

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).

Applicants should explain their approach to water conservation, including the potential for the re-use of 'greywater' and rainwater 'capture and use' within their development, to help maintain the supply of drinking water.

Private sewage treatment facilities will not be permitted if there is an accessible public foul sewer. Where private sewage treatment facilities are the only practical option for sewage disposal, they will only be permitted where there would be no harm to the environment, having regard to preventing pollution of groundwater and any watercourses and odour.

Proposals for agricultural reservoirs may be permitted, subject to a detailed assessment against relevant policies in this Local Plan.

This Policy contributes towards achieving Objectives 8 and 9 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 47: Impact on Sustainability Objectives: Policy PPL5

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	+	N/A	++
Medium	N/A	N/A	N/A	N/A	N/A	+	N/A	++
Long	N/A	N/A	N/A	N/A	N/A	+	N/A	++

There will be significant positive impacts on reducing climate change impacts, specifically the integration of SuDS and drainage improvement and also improving water quality, through the Policy approach. There will also be minor positive impacts on biodiversity gain associated with particular SuDS integration where deemed appropriate on a site by site basis.

### Alternatives Considered

The NPPF requires local planning authorities to mitigate and adapt to climate change, which includes having pro-active strategies in respect of water supply and demand. The Policy ensures that development proposals include a plan to





conserve water supplies by managing demand and ensure its appropriate disposal at all stages of development, including construction and after occupation, using Sustainable Drainage Systems (SuDS) where possible. As such, no alternative approaches could be deemed reasonable.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

## 5.7.6 Policy PPL6: Strategic Green Gaps

The policy is as follows:

### Policy PPL6: Strategic Green Gaps

Within Strategic Green Gaps, as shown on the Policies Map 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:

- a) the applicant can demonstrate that there is a functional need for the development to be in that specific location and that it cannot be delivered on an alternative piece of land outside of the Strategic Green Gap;
- b) the development would not compromise the open setting between settlements or neighbourhoods; and
- c) the development would involve the creation of Green Infrastructure which would support the continuing function of the Strategic Green Gap.

This Policy contributes towards achieving Objectives 7 and 8 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 48: Impact on Sustainability Objectives: Policy PPL6

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	+	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	+	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	+	N/A	N/A	++	N/A	N/A

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.



## Alternatives Considered

At the Preferred Options stage, the SA considered and appraised an alternative to Policy PPL6. This was:

- Alternative PPL6(1): A less prescriptive approach to the Policy

The appraisal of this alternative is as follows:

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	+	N/A	N/A	+	N/A	N/A
Medium	N/A	N/A	+	N/A	N/A	+	N/A	N/A
Long	N/A	N/A	+	N/A	N/A	+	N/A	N/A

Alternative PPL6(1) has been assessed as having similar impacts as the Preferred Policy, with the exception of less positive impacts on landscape through a less prescriptive approach. This is due in part to less restriction in regards to potential coalescence. Without a strict approach to maintaining Strategic Green Gaps, these allocations would likely not adhere to such policy criteria, nor the biodiversity gains associated with the creation of Green Infrastructure which would support the continuing function of Strategic Green Gaps. For these reasons the alternative has been rejected.

**Reason for Rejection** – Without a strict approach to maintaining Strategic Green Gaps, these allocations would likely not adhere to such policy criteria, nor the biodiversity gains associated with the creation of Green Infrastructure which would support the continuing function of Strategic Green Gaps. For these reasons the alternative has been rejected

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

### 5.7.7 Policy PPL7: Archaeology

The policy is as follows:

#### Policy PPL7: Archaeology

Proposals for new development which would affect, or might affect, archaeological remains will only be permitted 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.

Proposals for new development which are not able to demonstrate that known or possible archaeological remains will be suitably protected from loss or harm, or have an appropriate level of recording, will not be permitted.

This Policy contributes towards achieving Objective 7 of this Local Plan.



## Significant, Temporal and Secondary Effects

Table 49: Impact on Sustainability Objectives: Policy PPL7

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

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.

### Alternatives Considered

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.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.7.8 Policy PPL8: Conservation Areas

The policy is as follows:

### Policy PPL8: Conservation Areas

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:

- a) scale and design, particularly in relation to neighbouring buildings and spaces;
- b) materials and finishes, including boundary treatments appropriate to the context;
- c) hard and soft landscaping;
- d) the importance of spaces to character and appearance; and
- e) any important views into, out of, or within the Conservation Area.

Proposals for new development involving demolition within a designated 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.

This Policy contributes towards achieving Objective 7 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 50: Impact on Sustainability Objectives: Policy PPL8

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

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.

### Alternatives Considered

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

### Proposed Mitigation Measures / Recommendations



No mitigation measures or recommendations are proposed.

## 5.7.9 Policy PPL9: Listed Buildings

The policy is as follows:

### Policy PPL9: Listed Buildings

Proposals for new development affecting a listed building or its setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric and:

- a) are explained and justified through an informed assessment and understanding of the significance of the heritage asset and its setting; and
- b) are of a scale and design and use materials and finishes that respect the listed building and its setting.

This Policy contributes towards achieving Objective 7 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 51: Impact on Sustainability Objectives: Policy PPL9

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

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.

### Alternatives Considered

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 Listed Buildings. Within the wider historic environment chapter however, the Preferred Options Plan included a specific policy on 'Enabling Development'. Enabling development' is development which is proposed specifically to ensure the retention and future preservation of a listed building of particular significance, by generating funds for that purpose which could not be raised in another way. Such development would normally be considered unacceptable, often by virtue of its harm to the setting of the heritage asset it is intended to preserve. The Draft Publication Plan omits the previously included policy regarding Enabling Development, which included those criteria which would have to be met for a development proposal to be permitted. An alternative at this stage, is to:

- Alternative PPL9(1): Include a policy on Enabling Development as originally included in the Preferred



Options Plan

Alternative PPL9(1): Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A

Alternative 1 will have positive impacts associated with the historic environment through the policy approach of proposals for enabling development only being permitted where it can be demonstrated that the benefits of allowing such development to secure the future conservation of a heritage asset outweigh the harm of departing from other planning policies. It could be perceived that impacts will be small at the strategic plan level, however significant positive impacts have been highlighted in acknowledgement of the nature of such a Policy seeking the removal of assets from the ‘at risk’ register. Nevertheless, such development is often considered unacceptable, often by virtue of its harm to the setting of the heritage asset it is intended to preserve. Enabling development would not normally be considered appropriate for heritage assets which have been allowed to deteriorate significantly, or have been destroyed, or are listed Grade II. For these reasons the policy’s reintroduction into the Plan at this stage is rejected, and only minor positive impacts are highlighted within this appraisal of the alternative.

**Reason for Rejection** – Such development is often considered unacceptable, often by virtue of its harm to the setting of the heritage asset it is intended to preserve. Enabling development would not normally be considered appropriate for heritage assets which have been allowed to deteriorate significantly, or have been destroyed, or are listed Grade II. For these reasons the policy’s reintroduction into the Plan at this stage is rejected.

**Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed.



## 5.7.10 Policy PPL10: Renewable Energy Generation

The policy is as follows:

### Policy PPL10: Renewable Energy Generation

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.

Proposals for new development should consider the potential for renewable energy generation, appropriate to the site and its location, and should include renewable energy installations where appropriate, or be designed to facilitate the retro-fitting of renewable energy installations.

This Policy contributes towards achieving Objectives 6 and 9 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 52: Impact on Sustainability Objectives: Policy PPL10

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	?	+	N/A
Medium	N/A	N/A	N/A	N/A	N/A	?	+	N/A
Long	N/A	N/A	N/A	N/A	N/A	?	+	N/A

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.

### Alternatives Considered

In line with the NPPF, the Policy actively ensures that criteria exists 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 could be deemed reasonable for exploration within the District.

### Proposed Mitigation Measures / Recommendations

Within the Preferred Options SA, it was recommended that although issues are specifically addressed in other thematic policies, the Policy could be expanded to consider the effects of biodiversity / wildlife designations, the historic environment and landscape as appropriate. Although this policy has incorporated the need for consideration of cumulative impacts in this Draft Publication iteration, it is considered that the original SA recommendation is still applicable and relevant at this stage.



## 5.7.11 Policy PPL11: The Avenues Area of Special Character, Frinton-on-Sea

The policy is as follows:

### Policy PPL11: The Avenues Area of Special Character, Frinton-on-Sea

Within 'The Avenues' area of Frinton, new development must have particular regard to the special character and appearance of the area. To ensure that this special character is safeguarded new development shall:

- a) conform to the existing density of development and not appear cramped or incongruous in the street scene;
- b) not include any flats; and
- c) not include any uses other than Use Class C3 'Dwelling Houses'.

This Policy contributes towards achieving Objective 7 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 53: Impact on Sustainability Objectives: Policy PPL11

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

The Policy will ensure that the protection of this area is maximised in line with the protection principles relevant to the Frinton and Walton Conservation Area. The Policy, relevant to a specific area within a wider Conservation Area, adds additional weight as to what is deemed appropriate in terms of planning applications and ensures the restriction of permitted development within this designated area, without the need for general Article 4 Directions.





### Alternatives Considered

At the Preferred Options stage, an alternative was explored for this policy. This related to:

- Alternative PPL11(1): To not have a Areas of Special Character Policy regarding this area

The appraisal of this alternative is as follows:

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A

Alternative PPL11(1) has been assessed as having only minor positive impacts specific to the area. In the absence of such a policy, general Conservation Area policy would apply which would not have the additional weight of restriction as to what constitutes appropriate development in the area; this could also give rise to development under permitted development that is inappropriate in nature but otherwise suitable within the protection objectives of the wider Conservation Area.

**Reason for Rejection** – In the absence of such a policy, general Conservation Area policy would apply which would not have the additional weight of restriction as to what constitutes appropriate development in the area; this could also give rise to development under permitted development that is inappropriate in nature but otherwise suitable within the protection objectives of the wider Conservation Area.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed at this stage.



## 5.7.12 Policy PPL12: The Gardens Area of Special Character, Clacton-on-Sea

The policy is as follows:

### Policy PPL12: The Gardens Area of Special Character, Clacton-on-Sea

Within “The Gardens” area of east Clacton, new development shall have particular regard to the special character and appearance of the area. To ensure that this special character is safeguarded new development shall:

- a) conform generally to the existing building line;
- b) be of two-storey scale;
- c) conform to the existing density of development and not appear cramped or incongruous in the street scene;
- d) not include any flats; and
- e) be residential, or retain a residential appearance. Commercial uses, including private hotels, guesthouses and offices will not normally be considered appropriate.

This Policy contributes towards achieving Objective 7 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 54: Impact on Sustainability Objectives: Policy PPL12

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A

The Policy will ensure that the protection of this area is maximised. The Policy adds additional weight as to what is deemed appropriate in terms of planning applications and ensures the restriction of permitted development within this designated area.



## Alternatives Considered

At the Preferred Options stage, an alternative was explored for this policy. This related to:

- Alternative PPL12(1): To not have a Areas of Special Character Policy regarding this area

The appraisal of this alternative is as follows:

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	?	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	?	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	?	N/A	N/A

Alternative PPL12(1) has been assessed as having uncertain impacts specific to the area. In the absence of such a policy, there would be no additional restriction as to what constitutes appropriate development in the area; this could give rise to development under permitted development rights that is inappropriate regarding use and design but which would otherwise be deemed suitable in line with more general design policy.

**Reason for Rejection** – It is important that the Arcadian character of this area is preserved by ensuring that it remains an area of large detached houses on spacious plots in a well landscaped setting. In the absence of such a policy, there would be no additional restriction as to what constitutes appropriate development in the area.

## Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

### 5.7.13 Policy PPL13: Ardleigh Reservoir Catchment Area

The policy is as follows:

#### Policy PPL13: Ardleigh Reservoir Catchment Area

**Ardleigh Reservoir is surrounded by a catchment area within which certain proposals for development will be subject to consultation with the operator of the site. This may result in restrictions being imposed or planning permission being refused if the development could materially affect the quality of water draining into the reservoir.**

**This Policy contributes towards achieving Objective 9 of this Local Plan.**



## Significant, Temporal and Secondary Effects

Table 55: Impact on Sustainability Objectives: Policy PPL13

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+
Medium	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+
Long	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+

Ardleigh Reservoir is located in open countryside, and the Policy ensures that new development in its vicinity does not harm water quality. This will have a positive impact on Sustainability Objective 8.

### Alternatives Considered

Ensuring that development is not detrimental to water quality is an important objective of Chapter 11 of the NPPF. The reservoir thus needs to be protected from any pollutants in the first instance, especially in relation to the importance of the Reservoir for water supply and recreation uses. As a result, any alternative policy direction could be seen as unreasonable for consideration. An alternative of not including the Policy could lead to significant negative environmental impacts in consideration of housing pressures that could otherwise be permitted in close proximity to the water body. As such, the non-inclusion of the Policy has not been considered further.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

## 5.7.14 Policy PPL14: Safeguarding of Civil Technical Site, North East of Little Clacton / South of Thorpe-le-Soken

The policy is as follows:

### Policy PPL14: Safeguarding of Civil Technical Site, North East of Little Clacton / South of Thorpe-le-Soken

The civil technical site located to the north east of Little Clacton and south of Thorpe-le-Soken is surrounded by a safeguarded area, within which certain proposals for development will be subject to consultation with the operator of the site. This may result in restrictions being imposed or planning permission being refused if the development could materially affect the proper functioning of the technical site.

This Policy contributes towards achieving Objective 7 of this Local Plan.



## Significant, Temporal and Secondary Effects

**Table 56: Impact on Sustainability Objectives: Policy PPL14**

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

An important civil aviation navigation beacon and technical site is located in open countryside to the north east of Little Clacton and south of Thorpe-le-Soken. In order to fulfil its function, it is necessary to ensure that new development nearby does not interfere with it. There will be no significant direct impacts on the Sustainability Objectives as a result of this Policy.

### Alternatives Considered

No alternatives could be considered reasonable in line with the operating requirements of the civil aviation navigation beacon and technical site.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.7.15 Policy PPL15: Safeguarding of Hazardous Substance Site, South East of Great Oakley / South West of Harwich

The policy is as follows:

### Policy PPL15: Safeguarding of Hazardous Substance Site, South East of Great Oakley / South West of Harwich

The hazardous substance site located at Bramble Island to the south east of Great Oakley and south west of Harwich is surrounded by a safeguarded area, within which certain proposals for development will be subject to consultation with the operator of the site. This may result in restrictions being imposed or planning permission being refused, if safety issues arise or the development could materially affect the proper functioning of the hazardous substance site.

During the continued operation of Bramble Island as a high hazard site, planning permission within the area subject of the Health and Safety Executive licence will be granted where:

- a) the new development is required to ensure appropriate operation of the site;
- b) development would not extend the area affected by the safeguarding zone;
- c) it can be demonstrated that there would be no harmful effects upon the national, European and international environmental designations which exist; and
- d) the proposal would comply with all other relevant national and local planning policies.

This Policy contributes towards achieving Objective 7 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 57: Impact on Sustainability Objectives: Policy PPL15

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medium	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Long	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The Policy seeks to further protect the function of a hazardous substance site located at Bramble Island to the south east of Great Oakley and south west of Harwich by preserving the principle of the safeguarded area which surrounds it. There will be no impact on this policy in so far as safeguarding continues the use of and function of the site and the policy seeks to preserve current conditions.



## **Alternatives Considered**

No alternatives could be considered reasonable in line with a requirement to fulfil the function of the site whilst ensuring that the policy is compliant with the presumption in favour of sustainable development of the NPPF. It ensures that development that is not in conflict with the site and its safeguarded area would be appropriate.

## **Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed.



## 5.8 Connected Places Policies

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In order to help support the principles of sustainable development, it is important to ensure that everyone living in, working in or visiting Tendring District is able to travel and communicate efficiently. Effective telecommunications can reduce the need to travel and thereby help to reduce congestion on the roads, making journeys more efficient and convenient. Where journeys are necessary, providing opportunities for alternative means of transport to the private car is an essential consideration for proposals for new development. Even small-scale developments can increase the likelihood of more car journeys being made unless provision is made within schemes.

The Local Plan's strategic objectives for Infrastructure Provision are 'To make efficient use of existing transport infrastructure and ensure sustainable transport opportunities are promoted in all new development. Where additional capacity is required in the form of new or upgraded transport infrastructure, to ensure this is provided alongside new development.', 'To enable provision of upgraded broadband infrastructure and services' and 'To ensure that new growth brings opportunities to enhance existing services, facilities and infrastructure for the benefit of existing and new communities.' This section of the Plan contains the following policies:

- Policy CP1: Sustainable Transport and Accessibility
- Policy CP2: Improving the Transport Network
- Policy CP3: Improving the Telecommunications Networks

### 5.8.1 Policy CP1: Sustainable Transport and Accessibility

The policy is as follows:

#### **Policy CP1: Sustainable Transport and Accessibility**

**Proposals for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport. Providing options for non-motorised vehicles is especially important for the large scale developments at Clacton and the Tendring Colchester Borders Garden Community.**

**Planning applications for new major development likely to have significant transport implications will normally require a Transport Statement. If the proposal is likely to have significant transport implications or a Transport Assessment, the scope of which should be agreed in advance between the District Council and the applicant, in consultation with Essex County Council as the Highway Authority. In order to reduce dependence upon private car transport, improve the quality of life for local residents, facilitate business and improve the experience for visitors, all such applications should include proposals for walking and cycling routes and new or improved bus-stops/services. Where relevant, improvements to railway station passenger facilities should be included and greater connectivity between places and modes of transport demonstrated.**

**Travel Plans and Residential Travel Information Packs should be provided as appropriate and in accordance and in accordance with Essex County Council published guidance.**

**This Policy contributes towards achieving Objective 4 and 6 of this Local Plan.**





## Significant, Temporal and Secondary Effects

Table 58: Impact on Sustainability Objectives: Policy CP1

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	++	+	++	+	N/A	+	N/A
Medium	N/A	++	+	++	+	N/A	+	N/A
Long	N/A	++	+	++	+	N/A	+	N/A

The Policy will have significant positive impacts on increasing modes of transport and providing good accessibility by a range of modes. Minor impacts will also be realised on those objectives related to economic growth (through enhancing accessibility and tourism related benefits). The Policy will also have a secondary (indirect) positive impact through encouraging healthy lifestyles should walking and cycling uptake be enhanced as an attractive alternative to private or public motorised transportation. There will also be a secondary positive impact on reducing associated transport emissions.

### Alternatives Considered

The Policy approach is indirect adherence to the requirements of the NPPF, and as such any deviation from the approach would be unreasonable or otherwise insufficiently distinct to warrant assessment within this SA.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.8.2 Policy CP2: Improving the Transport Network

The policy is as follows:

### Policy CP2: Improving the Transport Network

- Proposals for new development which contribute to the provision of a safe and efficient transport network that offers a range of sustainable transport choices will be supported. Major development proposals should include measures to prioritise cycle and pedestrian movements, including access to public transport.
- Major growth areas at the Tendring Colchester Borders Garden Community (Tendring and Colchester Borders) and at Clacton will require provision of new and/or improved road infrastructure in order to fully serve the new growth areas and to avoid causing traffic congestion in the existing adjacent settlements. Strategic link roads will be required between the A120 and A133 and between the A133 and B1027, respectively; in addition to improvements for non-motorised travel.
- Proposals which would have any adverse transport impacts will not be granted planning permission unless these are able to be resolved and the development made acceptable by specific mitigation measures which are guaranteed to be implemented.

This Policy contributes towards achieving Objectives 4 and 6 of this Local Plan.

Table 59: Impact on Sustainability Objectives: Policy CP2

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	++	++	++	N/A	N/A	N/A	N/A
Medium	N/A	++	++	++	N/A	N/A	N/A	N/A
Long	N/A	++	++	++	N/A	N/A	N/A	N/A

### Significant, Temporal and Secondary Effects

The Policy will have significant positive impacts associated with accessibility. There will also be significant indirect positive impacts on enhancing the development of the ports and also economic growth through general accessibility improvements and those targeted as a prerequisite for new strategic development proposals in the Plan.

### Alternatives Considered

The Policy approach is indirect adherence to the requirements of the NPPF, and as such any deviation from the approach would be unreasonable or otherwise insufficiently distinct to warrant assessment within this SA.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



### 5.8.3 Policy CP3: Improving the Telecommunications Network

The policy is as follows:

#### Policy CP3: Improving the Telecommunications Network

Proposals for new telecommunications infrastructure will be supported where they utilise existing masts, buildings and other structures and where the applicant can demonstrate that:

- a) they will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- b) the possibility of other planned development in the area interfering with broadcast and telecommunications has been considered and addressed.

Proposals for new masts, buildings or other structures associated with the communications network will only be approved where the applicant, in addition to meeting criteria a) and b) above, can demonstrate that:

- c) the development cannot, for practical or economic reasons, be incorporated into or onto existing masts, buildings and other structures; and
- d) the development will be sympathetically designed, having regard to its appearance and impact upon local visual amenity and camouflaged if necessary.

All new dwellings and non-residential buildings must be served by at least a 'superfast' broadband\* (fibre optic) connection, installed on an open access basis and directly accessed from the nearest British Telecom exchange and threaded through resistant tubing to enable easy access to the fibre optic cable for future repair, replacement or upgrading, unless the applicant can demonstrate that this would not be possible, practical or economically viable. In those cases, the Council may utilise Community Infrastructure Levy (CIL) funds, or seek a developer contribution, towards off-site works that would enable those properties access to superfast broadband, either via fibre optic cable or wireless technology in the future.

\*As new versions of broadband - such as 'ultrafast' - become available, provision must be the best possible speed.

This Policy contributes towards achieving Objective 4 of this Local Plan.

#### Significant, Temporal and Secondary Effects

Table 60: Impact on Sustainability Objectives: Policy CP3

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	N/A	N/A	++	+	+	+	N/A	N/A
Medium	N/A	N/A	++	+	+	+	N/A	N/A
Long	N/A	N/A	++	+	+	+	N/A	N/A



The Policy will have significant impacts on economic growth, associated with enhanced infrastructure ensuring faster broadband speeds for the benefit of attracting businesses to the District and also ensuring home working. This in turn will have minor positive impacts on reducing the need to travel and possibly ensuring better educational achievement. There will also be minor positive outcomes regarding landscapes associated with telecommunications infrastructure in the form of masts being required to utilise existing masts in the first instance, and otherwise being required to be sympathetically designed, having regard to its appearance and impact upon local visual amenity.

### **Alternatives Considered**

In line with the NPPF's requirement to promote the expansion of electronic communications networks, including both telecommunications and high speed broadband, the Policy adopts a proactive approach whilst still being suitably precautionary of the environmental impacts of new infrastructure. With this in mind, no alternatives can be considered reasonable.

### **Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed.



## 5.9 Delivering Places

### 5.9.1 Introduction

The Plan includes a number of 'strategic' site related policies to support the allocations made within the Plan for development purposes. These policies both allocate the land use, and also offer additional criteria in order to make them sustainable.

It should be noted that the appraisal of these policies in this section do not refer specifically to the SA of the site proposal itself, but reflect whether the policy content is appropriate in light of the identified impacts of the site appraisal in Appendix 1 of this report. Appendix 1 also shows the appraisal of on-site / 'policy-off' impacts for the sites in comparison to alternative sites considered. For reference however, a summary of the site impacts has been offered for the site each policy refers to in this section, to cross-refer whether the policy criteria is suitable in order to mitigate impacts and maximise sustainability benefits.

Within this Section, the SA separates the policies into Mixed Use, Housing and Employment allocations and groups the relevant policies into a single appraisal for each use. These policies, for each land use, are:

Development Type	Policy
Strategic Mixed Use Site Policies (SAMU)	<p>Policy SAMU1 – Development at Edme Maltings, Mistley</p> <p>Policy SAMU2 – Development at Hartley Gardens, Clacton</p> <p>Policy SAMU3 – Development at Oakwood Park, Clacton</p> <p>Policy SAMU4 – Development at Rouses Farm, Jaywick Lane, Clacton</p> <p>Policy SAMU5 – Development South of Thorpe Road, Weeley</p>
Strategic Housing Site Policies (SAH)	<p>Policy SAH1 – Development at Greenfield Farm, Dovercourt</p> <p>Policy SAH2 – Development at Low Road, Dovercourt</p> <p>Policy SAH3 – Development at Robinson Road, Brightlingsea</p>
Strategic Employment Site Policies (SAE)	<p>Policy SAE1 – Carless Extension, Harwich</p> <p>Policy SAE2 – Land South of Long Road, Mistley</p> <p>Policy SAE3 – Lanswood Park, Elmstead Market</p> <p>Policy SAE4 – Mercedes Site, Bathside Bay</p> <p>Policy SAE5 – Development at Mistley Port</p> <p>Policy SAE6 – Development at Mistley Marine</p> <p>Policy SAE7 – Stanton Europark</p>

The following sub-sections explore the suitability of the above policies in light of the impacts highlighted in Appendix 1.



## 5.9.2 Policy SAMU1: Development at Edme Maltings, Mistley

The Policy is as follows:

### Policy SAMU1: Development at Edme Maltings, Mistley

Land to the north and south of High Street, Mistley (EDME Maltings), shown on the Policies Map as site SAMU1, is allocated for a residential led mixed-use development as follows:

- a) up to 150 new homes of a mixed size and type to include affordable housing as per the Council's requirements;
- b) at least 0.13 hectares of land for employment;
- c) recreation and leisure uses, subject to market demand;

Proposals must accord with the following:

- d) the principle 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);
- e) capacity and/or safety enhancements to the local highway network where necessary;
- f) where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure. In particular, enhancement of the Essex Way must be delivered;
- g) views across the Stour Estuary must be maintained;
- h) delivery of opportunities for the protection and enhancement of the historic environment (having particular regard to the maritime heritage of the area)
- i) protection of the adjoining nature conservation interests, biodiversity and landscape quality during construction work and thereafter;
- j) 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;
- k) Regards must be given to ensure public accessibility to the registered Village Green.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAMU1 – Development at Edme Maltings, Mistley	Housing, accessibility, employment, public transport, access to education, open space, brownfield land.	Listed Building, Conservation Area, designated areas of the coastal environment.



### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	+	++	0	0
Medium	++	++	++	++	+	++	0	0
Long	++	++	++	++	+	++	0	0

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1, specifically regarding the potential impact on the Conservation Area and nearby wildlife designations. The Policy also ensures that the positive impacts associated with the location of the site are maximised to offer sustainability benefits.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



### 5.9.3 Policy SAMU2: Development at Hartley Gardens, Clacton

#### Policy SAMU2: Development at Hartley Gardens, Clacton

Land north of Bockings Elms and west of A133 shown on the Policies Map as site SAMU2, is allocated for mixed use development as follows:

- a) 800-1,000 new homes of mixed sizes and types to include affordable housing as per the Council's requirements up to 2033;
- b) At least 7 hectares of land for employment;
- c) 22.1 hectares of land for a new primary school with co-located 56 place early years and childcare facility (D1 use) as required by the Local Education Authority through Section 106 Planning Obligations;
- d) 1 hectare of public open space;

Proposals must accord with the following:

- e) inclusion of a master planned approach which addresses the opportunities for further development post-2033;
- f) inclusion of a new link road between the A133 and B1027 along the north western boundary of the site. The principal points of vehicular access must be from the new link road;
- g) capacity and/or safety enhancements to the local highway network where necessary;
- h) where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure;
- i) inclusion of appropriate flood risk mitigation measures and SUDs;
- j) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures;
- k) 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;
- l) due regard should be given to the setting and significance of other heritage assets in the locality;
- m) incorporation of upgrades to both treatment infrastructure, network, water and drainage strategy to serve the new development;
- 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;
- o) financial contributions towards other community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations.





The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAMU2 – Development at Hartley Gardens, Clacton	Housing, regeneration, accessibility, employment, town centre vitality, sustainable transport, access to education, open space.	Listed Buildings, potential impact on Conservation Area, loss of greenfield land, fluvial flooding, surface water flooding,

### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	++	++	0	++
Medium	++	++	++	++	++	++	0	++
Long	++	++	++	++	++	++	0	++

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1, 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.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.9.4 Policy SAMU3: Development at Oakwood Park, Clacton

### Policy SAMU3: Development at Oakwood Park, Clacton

Land north of Clacton-on-Sea, between Holland Road and the Oakwood Business Park (Oakwood Park, Clacton), shown on the Policies Map as Site SAMU3, is allocated for a mix of residential development, community facilities and public open space as follows:

- a) 21.1 hectares of new homes of mixed sizes and types to include affordable housing as per the Council's requirements;
- b) Up to 500 new homes to be delivered during the plan period to 2033; to include 180 dwellings which address a specific requirement for accommodation designed for the needs of older residents;
- c) 3.3 hectares of public open space;
- d) 2.1 hectares of land for a new primary school with co-located 56 place early years and childcare facility (D1 use) as required by the Local Education Authority through Section 106 Planning Obligations;
- e) 2.04 hectares of land for care and extra care facilities;
- f) 1.93 hectares of land for a local centre; and
- g) 1.0 hectares of land for health care facilities;

Proposals must accord with the following:

- h) 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;
- i) the principal point of vehicular access should be off Thorpe Road through the commitment to the west utilising the recently constructed roundabout and only if necessary a secondary access off Holland Road to the north;
- j) capacity and/or safety enhancements to the local highway network where necessary;
- k) where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure.
- l) delivery of opportunities for the protection and enhancement of the historic environment features and settings including the built and archaeological environment;
- 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;
- n) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid 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 is required to minimise visual impacts;
- o) 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) 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;



**q) financial contributions towards community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations.**

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAMU3 – Development at Oakwood Park, Clacton	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.

### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	++	+	0	0
Medium	++	++	++	++	++	+	0	0
Long	++	++	++	++	++	+	0	0

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1, 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 in Appendix 1 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 can not 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'.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.9.5 Policy SAMU4: Development at Rouses Farm, Jaywick Lane, Clacton

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

Land at Rouses Farm, west of Jaywick Lane and south of St. John's Road, Clacton-on-Sea, as defined on Policies Map as SAMU4, is allocated for a mix of residential development, community facilities and public open space as follows:

- a) up to 850 new homes of mixed sizes and types to include affordable housing as per the Council's requirements up to 2033 and features to support extra care requirements;
- b) a new 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;
- c) a new neighbourhood shopping centre.
- d) a site for a new healthcare facility to meet the primary health care needs of the growing population in West Clacton;
- e) a minimum of 5 hectares of public open space;

Proposals must accord with the following:

- f) inclusion of a master planned approach;
- g) The principal points of vehicular access will be off St John's Road in the north and Jaywick Lane in the south;
- h) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures to deliver links with the existing landscape and access features. As part of this, a minimum 20 metre landscaping buffer along the western edge of the site is required to minimise visual impacts;
- i) the layout of the site is expected to include a new spine road with a carriageway width of 6.75 metres, linking St John's Road and Jaywick Lane, which is capable of accommodating buses and other large vehicles, enabling traffic calming measures or access restrictions to be implemented in Jaywick Lane which will benefit existing residents in that area;
- j) where necessary and/or appropriate, incorporation of highway capacity, safety, public transport, cycle, pedestrian and bridleway service and/or infrastructure enhancements. A safe cycle path/footpath between the development and the Clacton Coastal Academy and new Primary School is required;
- k) a financial contribution to early years and childcare and secondary education provision, as required by the Local Education Authority through Section 106 Planning Obligations;
- l) delivery of opportunities for the protection and enhancement of the historic environment features and settings including the built and archaeological environment;
- m) 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.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:



	Positive impacts	Issues to address
Policy SAMU4 – Development at Rouses Farm, Jaywick Lane, Clacton	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 land.

### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	++	++	0	0
Medium	++	++	++	++	++	++	0	0
Long	++	++	++	++	++	++	0	0

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1, surrounding access to strategic roads, loss of open space, potential impact on the Conservation Area, and impacts on designated areas of countryside. The Policy also ensures that the positive impacts associated with the location of the site are maximised to offer sustainability benefits.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.9.6 Policy SAMU5: Development South of Thorpe Road, Weeley

### Policy SAMU5: Development South of Thorpe Road, Weeley

Land south of Thorpe Road, Weeley, shown on the Policies Map as site SAMU5, is allocated for mixed use development as follows:

- a) Up to 280 new homes of a mixed size and type to include affordable housing as per the Council's requirements;
- b) 1 hectare of land for employment (potentially utilising buildings at Ash Farm);
- c) 1 hectare of public open space;
- d) 2.1 hectares of land for a new primary school with co-located 56 place commensurate early years and childcare facility (D1 use) as required by the Local Education Authority through Section 106 Planning Obligations;

Proposals must accord with the following:

- e) the principle point of vehicular access will be off Thorpe Road;
- f) capacity and/or safety enhancements to the local highway network where necessary;
- g) where necessary, enhancements to public transport, cycle and pedestrian infrastructure;
- h) provision of a pedestrian/cycle bridge over the railway line, as a replacement for the existing level crossing prior to the occupation of the one-hundredth dwelling;
- i) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures;
- j) delivery of opportunities for the protection and enhancement of the historic environment including the built and archaeological environment;
- k) 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;
- l) a financial contribution to early years and childcare, primary and secondary education provision, as required by the Local Education Authority through Section 106 Planning Obligations;
- m) financial contributions towards other community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAMU5 – Development South of Thorpe Road, Weeley	Housing, sustainable travel, employment, accessibility, regeneration,	Listed Buildings, Access to secondary school.



### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	++	++	+	++	0	0
Medium	++	++	++	++	+	++	0	0
Long	++	++	++	++	+	++	0	0

The Policy can be seen to sufficiently address the negative impact raised in the appraisal of the site in Appendix 1, 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.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.9.7 Policy SAH1: Development at Greenfield Farm, Dovercourt

### Policy SAH1: Development at Greenfield Farm, Dovercourt

North of Main Road, Dovercourt, Greenfield Farm, Dovercourt, shown on the Policies Map as site SAH1, is allocated for housing development as follows:

- a) Up to 164 new homes of a mixed size and type to include affordable housing as per the Council's requirements;
- b) Minimum of 0.7 hectares of public open space.

Proposals must accord with the following:

- c) the principle point of vehicular access will be off Main Road;
- d) capacity and/or safety enhancements to the local highway network where necessary;
- e) where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure
- f) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures;
- g) the development must also pay specific regard to the topography of the site;
- h) the design and layout of the development incorporates or enhances important existing site features (including the onsite pond) of ecological or amenity value. Where these features are identified, the applicant must avoid, then mitigate and, as a last resort compensate for adverse impacts upon these;
- i) financial contributions to early years and childcare, primary and secondary school provision, as required by the Local Education Authority, primarily through Section 106 Planning Obligations or the Community Infrastructure Levy;
- j) 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;
- k) financial contributions towards other community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligation.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAH1: Development at Greenfield Farm, Dovercourt	Housing, accessibility, town centre vitality, public transport, access to schools, distance to GP, open space,	Primary school capacity, potential impact on SSSI.





### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	0	++	++	++	0	+
Medium	++	++	0	++	++	++	0	+
Long	++	++	0	++	++	++	0	+

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1, particularly related to education contributions and potential ecological impacts. The Policy also ensures that the positive impacts associated with the location of the site are maximised to offer sustainability benefits.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.9.8 Policy SAH2: Development at Low Road, Dovercourt

### Policy SAH2: Development at Low Road, Dovercourt

Low Road, Dovercourt, shown on the Policies Map as site SAH2, is allocated for housing development as follows:

- a) Up to 300 new homes of a mixed size and type to include affordable housing as per the Council's requirements;
- b) Minimum of 5 hectares of public open space.

Proposals must accord with the following:

- c) the principle point of vehicular access will be off Low Road;
- d) capacity and/or safety enhancements to the local highway network where necessary;
- e) where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure
- f) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures;
- g) the development must also pay specific regard to the topography of the site;
- h) the design and layout of the development incorporates or enhances important existing site features of ecological or amenity value. Where these features are identified, the applicant must avoid, then mitigate and, as a last resort compensate for adverse impacts upon these;
- i) financial contribution 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;
- j) 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;
- k) financial contributions towards other community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligation.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAH2: Development at Low Road, Dovercourt	Housing, accessibility, town centre vitality, sustainable transport, access to education (primary), open space.	Loss of greenfield land, access to education (secondary), primary school capacity, secondary school capacity, distance to GP, potential impact on SSSI, mineral safeguarding.



### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	0	++	+	++	0	0
Medium	++	++	0	++	+	++	0	0
Long	++	++	0	++	+	++	0	0

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The yield of the site would not meet thresholds for the requirement of new schools; however the policy reiterates the stance that financial contributions will be required for 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.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.9.9 Policy SAH3: Development at Robinson Road, Brightlingsea

### Policy SAH3: Development at Robinson Road, Brightlingsea

Robinson Road, Brightlingsea, shown on the Policies Map as site SAH3, is allocated for housing development as follows:

- a) Up to 115 new homes of a mixed size and type to include affordable housing as per the Council's requirements;
- b) Minimum of 0.56 hectares of public open space including a LEAP;

Proposals must accord with the following:

- c) the principle point of vehicular access will be off Robinson Road;
- d) capacity and/or safety enhancements to the local highway network where necessary;
- e) where necessary, enhancements to public transport, cycle, pedestrian, and bridleway infrastructure
- f) the design and layout of the development must have regard to the setting and significance of any historic features and buildings in the locality;
- g) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures, in particular, the nationally designated sites;
- h) delivery of opportunities for the protection and enhancement of the historic environment including the built and archaeological environment;
- i) the design and layout of the development incorporates or enhances important existing site features of ecological or amenity value. Where these features are identified, the applicant must avoid, then mitigate and, as a last resort compensate for adverse impacts upon these;
- j) a financial contribution to early years and childcare, primary and secondary education provision, as required by the Local Education Authority through Section 106 Planning Obligations;
- k) early engagement with Anglian Water to secure any necessary upgrades to both treatment infrastructure and network and to formulate a water and drainage strategy to serve the new development;
- l) necessary financial contributions towards other community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAH3: Development at Robinson Road, Brightlingsea	Housing, distance to primary school	Loss of greenfield land, accessibility, distances to secondary school, school capacities, potential impact on SSSI, mineral safeguarding



## Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	++	++	0	++	++	++	0	0
Medium	++	++	0	++	++	++	0	0
Long	++	++	0	++	++	++	0	0

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The yield of the site would not meet thresholds for the requirement of new schools; however the policy reiterates the stance that financial contributions will be required for 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.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

## 5.9.10 Policy SAE1: Carless Extension, Harwich

### Policy SAE1: Carless Extension, Harwich

Carless Extension, shown on the Policies Map as site SAE1, is proposed for 4.5 ha of employment use as an extension to the west of the existing refinery.

Proposals must accord with the following:

- a) assessment of any impact on nature conservation, including on the Stour and Orwell Estuaries SPA and Ramsar site, should be undertaken. If significant effects are considered likely, an appropriate mitigation strategy should be submitted;
- b) assessment of any impact on the landscape character should be undertaken and where impacts are identified, mitigation measures should be submitted including structural landscaping at the southern boundary;
- c) the proposed development must not compromise the safeguarded mineral transshipment site located in the vicinity. Early engagement with the Minerals Planning Authority is therefore encouraged.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:



	Positive impacts	Issues to address
Policy SAE1: Carless Extension, Harwich	Employment, brownfield land.	Public transport, potential impact on SSSI, potential contamination, fluvial flood risk

### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	++	++	?	0	++	?	?
Medium	0	++	++	?	0	++	?	?
Long	0	++	++	?	0	++	?	?

The Policy can be seen to sufficiently address some of the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The Policy however does not address fluvial flood risk on site, potential contamination and public transport. It should be acknowledged however that these issues are not necessarily significant in regard to the proposed use of the site. Nevertheless, impacts are highlighted as uncertain, taking into consideration the Plan’s thematic and development management policies that address such concerns.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.



## 5.9.11 Policy SAE2: Land South of Long Road, Mistley

### Policy SAE2: Land South of Long Road, Mistley

Land south of Long Road, Mistley shown on the Policies Map as site SAE2, is allocated for 2 ha of employment use as follows:

- a) 2 ha for Businesses/Offices, General Industry and Storage/Distribution (B1, B2 and B8);

Proposals must accord with the following:

- b) the vehicular access will be determined in conjunction with the Highways Authority, based on the type of land uses proposed for the site, consideration will be given to access via Long Road, Dead Lane and / or Clacton Road;
- c) where necessary and/or appropriate, incorporation of highway capacity, safety, public transport, cycle, pedestrian and bridleway service and/or infrastructure enhancements;
- d) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures; and
- e) as the site lies within a Minerals Safeguarding Area, liaison with the Minerals Planning Authority will be required to determine if the submission of a Minerals Resource Assessment is required for any relevant Planning Application.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAE2: Land South of Long Road, Mistley	Employment, public transport	Accessibility, potential impact on a SSSI, minerals safeguarding.

### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	++	++	++	0	?	0	0
Medium	0	++	++	++	0	?	0	0
Long	0	++	++	++	0	?	0	0

The Policy can be seen to sufficiently address the majority of the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The Policy does not however address the potential impact on a SSSI as indicated in the assessment of the site in Appendix 1 (the site is within a SSSI Impact Risk Zone (IRZ) which would require consultation with Natural England). It is recommended that this is included within the Policy.



## Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

## Proposed Mitigation Measures / Recommendations

It is recommended that the policy is expanded to address the potential for negative impacts on a SSSI through the requirements for an assessment of the potential impacts to accompany any planning application.

### 5.9.12 Policy SAE3: Lanswood Park, Elmstead Market

#### Policy SAE3: Lanswood Park, Elmstead Market

Lanswood Park, phases 4 and 5, shown on the Policies Map as site SAE3, is allocated for 1.2 ha of employment uses.

Additional phases within the allocated site must accord with the following:

- a) the principle point of vehicular access will be off the A133;
- b) where necessary and/or appropriate, incorporation of highway capacity, safety, public transport, cycle, pedestrian and bridleway service and/or infrastructure enhancements; and
- c) the design and layout of the development must have regard to the surrounding landscape, seeking to avoid visual impacts through the inclusion of mitigation measures.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAE3: Lanswood Park, Elmstead Market	Employment, rural economy, public transport.	Accessibility, potential contamination, minerals safeguarding.

## Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	++	++	++	0	0	?	0
Medium	0	++	++	++	0	0	?	0
Long	0	++	++	++	0	0	?	0

The Policy can be seen to sufficiently address the majority of the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The Policy however does not include issues surrounding contamination or the fact that the site is within a Minerals Safeguarding Area. Although these issues are not significant in light of the proposed use of the site,





uncertain impacts are highlighted .

**Alternatives Considered**

Alternatives to the allocation for the above sites are explored in Appendix 1.

**Proposed Mitigation Measures / Recommendations**

It is recommended that the Policy make reference to the fact that the site is within a Minerals Safeguarding Area as consistent with other Delivering Places policies.

**5.9.13 Policy SAE4: Mercedes Site, Bathside Bay**

**Policy SAE4: Mercedes Site, Bathside Bay**

**The Mercedes Site, Bathside Bay is shown on the Policies Map as site SAE4 and is proposed for 7.4ha of employment use, including the potential relocation of some aspects of the current port facility.**

**Proposals must accord with the following:**

- a) assessment of any impact on nature conservation, including on the Stour and Orwell Estuaries SPA and Ramsar site, should be undertaken. If significant effects are considered likely, an appropriate mitigation strategy should be submitted or compensatory habitat provided;**
- b) development of industrial or warehouse buildings at this site will be subject to overcoming flood risk and ground stability constraints. A contaminated land assessment will also be required to accompany any application; and**
- c) given the location of the Mercedes site in relation to the wider Bathside Bay project, proposals should be complimentary to the overall facilitation of future development at Bathside Bay.**

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAE4: Mercedes Site, Bathside Bay	Regeneration, employment, accessibility, town centre vitality, public transport,	Potential impact on a SSSI / designated sites for wildlife conservation, fluvial flood risk.



### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	++	++	++	0	0	++	?
Medium	0	++	++	++	0	0	++	?
Long	0	++	++	++	0	0	++	?

The Policy can be seen to sufficiently address the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The Policy does not however address the possibility of fluvial flood risk issues on a small part of the site, leading to uncertain impacts at this stage.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

It is recommended that the policy is expanded to address potential issues surrounding fluvial flood risk as consistent with other Delivering Places policies.



## 5.9.14 Policy SAE5: Development at Mistley Port

### Policy SAE5: Development at Mistley Port

Land associated with Mistley Port, shown on the Policies Map as site SAE6, is safeguarded for port-related development unless it can be demonstrated that there is no reasonable prospect of the development site being used for that purpose (please refer to Policy PP6e).

Proposals for alternative uses will then be considered against other relevant Local Plan policies.

Further to the above, development proposals will need to demonstrate the following:

- a) that there would be no material adverse impacts on the adjacent wildlife sites, the character and setting of the Suffolk Coast and Heaths AONB or the proposed extension to this which covers the southern shore of the River Stour;
- b) that the proposal reflects the Council's desire for the preferred vehicular access of any new development to be via Baltic Wharf and that the Highways Authority can be satisfied that any additional heavy goods vehicles can safely access the port given the width, geometry and building constraints;
- c) that the historic character of the area and potential existence of heritage assets, including archaeological remains have been fully considered by the proposal;
- d) given the conservation status of the quayside, emphasis will be placed on a high quality of design and the protection or enhancement of the character of the area;
- e) regards must be given to ensure public accessibility to the registered Village Green.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAE5: Development at Mistley Port	Employment, brownfield land.	Accessibility, potential impact on an SSSI, potential contamination, fluvial flood risk.

### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	++	++	++	0	0	++	?
Medium	0	++	++	++	0	0	++	?
Long	0	++	++	++	0	0	++	?



The Policy can be seen to sufficiently address the majority of the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The site has negative impacts associated with being within a groundwater protection zone associated with historic uses in the wider area. It is recommended that this be addressed within the Policy, or cumulatively with Policy SAE6.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

The site has negative impacts associated with being within a groundwater protection zone associated with historic uses in the wider area. It is recommended that this be addressed within the Policy, or cumulatively with Policy SAE6.

## 5.9.15 Policy SAE6: Development at Mistley Marine

### Policy SAE6: Development at Mistley Marine

Land associated with Mistley Marine, shown on the Proposals Map as site SAE7, currently consists of marine related services and storage, along with a residential dwelling. The Council will support the retention, enhancement and development of the land for marine-related services, storage and employment, and marine-related leisure development, unless it can be demonstrated that there is no reasonable prospect of the development site being used for those purposes (please refer to Policy PP6e). Alternative uses will then be considered against other relevant Local Plan policies.

Further to the above, any development proposals will need to demonstrate the following:

- a) that there would be no material adverse impacts on the adjacent wildlife sites, the character and setting of the Suffolk Coast and Heaths AONB or the proposed extension to this which covers the southern shore of the River Stour;
- b) the use will not give rise to unacceptable traffic generation, from that existing;
- c) that the historic character of the area and potential existence of heritage assets, including archaeological remains have been fully considered by the proposal; and
- d) given the conservation status of the quayside, emphasis will be placed on a high quality of design and the protection or enhancement of the character of the area.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAE6: Development at Mistley Marine	Employment, brownfield land.	Accessibility, potential impact on an SSSI, potential contamination, fluvial flood risk.



### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	++	++	++	0	0	++	?
Medium	0	++	++	++	0	0	++	?
Long	0	++	++	++	0	0	++	?

The Policy can be seen to sufficiently address the majority of the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The site has negative impacts associated with being within a groundwater protection zone associated with historic uses in the wider area. It is recommended that this be addressed within the Policy, or cumulatively with Policy SAE5.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

The site has negative impacts associated with being within a groundwater protection zone associated with historic uses in the wider area. It is recommended that this be addressed within the Policy, or cumulatively with Policy SAE5.



## 5.9.16 Policy SAE7: Stanton Europark

### Policy SAE7: Stanton Europark

Stanton Europark, shown on the Policies Map as site SAE7, is allocated for

- a) 2-4 ha. of employment uses (B2/B8);
- b) Retail (A1 use) the quantum of which will need to be determined in accordance with most up-to-date retail needs analysis at the time of the determination of any Planning Application; and
- c) Leisure uses (D2), which are acceptable within the mix of or in addition to the employment allocation.

Proposals should:

- d) Provide the principal points of vehicular access via the existing highway network to the east of the Parkeston Bypass;
- e) where necessary and/or appropriate, incorporate a highway capacity, safety, public transport, cycle, pedestrian and bridleway service and/or infrastructure enhancements;
- f) submit a Flood Risk Assessment and Drainage Strategy and include mitigation measures where necessary;
- g) ensure that the design, layout and operation of the proposed development will not conflict with the potential mineral transshipment site at the adjacent Parkeston Quay
- h) provide financial contributions towards other community facilities such as health provision as required by the NHS/CCG either through the Community Infrastructure Levy or Section 106 Planning Obligations.

The following table indicates the sustainability benefits and issues highlighted within the detailed appraisal of the site in Appendix 1:

	Positive impacts	Issues to address
Policy SAE7: Stanton Europark	Regeneration, employment, brownfield land, accessibility, town centre vitality, public transport,	Potential impact on a SSSI, potential contamination, fluvial flood risk, mineral safeguarding.



### Significant, Temporal and Secondary Effects

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 Appendix 1.

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	++	++	++	++	?	?	0
Medium	0	++	++	++	++	?	?	0
Long	0	++	++	++	++	?	?	0

The Policy can be seen to sufficiently address the majority of the uncertain and negative impacts raised in the appraisal of the site in Appendix 1. The Policy does not however address the possibility of impacts on a SSSI, leading to uncertain impacts at this stage. It does also not factor in potential contamination; however this impact is not considered significant due to the use of the land proposed.

### Alternatives Considered

Alternatives to the allocation for the above sites are explored in Appendix 1.

### Proposed Mitigation Measures / Recommendations

It is recommended that the policy is expanded to address potential issues surrounding impacts on sites designated for wildlife conservation as consistent with other Delivering Places policies.



## 5.9.17 Delivering Infrastructure

### Infrastructure Delivery and Impact Mitigation

All new development should be supported by, and have good access to, all necessary infrastructure. Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms. Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include (not exclusively):

- a) financial contributions towards new or expanded facilities and the maintenance thereof;
- b) on-site construction of new provision;
- c) off-site capacity improvement works; and/or
- d) the provision of land.

Developers will be expected to contribute towards the delivery of relevant infrastructure. They will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments. Developers and land owners must work positively with the Local Planning Authority, neighbouring authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with published policies and guidance. Exceptions to this policy will only be considered whereby:

- It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm;
- A fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed;
- Full and thorough investigation has been undertaken to find innovative solutions to issues and all possible steps have been taken to minimise the residual level of unmitigated impacts; and
- Obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

This Policy contributes towards achieving Objective 4 and 5 of this Local Plan.

### Significant, Temporal and Secondary Effects

Table 61: Impact on Sustainability Objectives: Infrastructure Delivery and Impact Mitigation

Temporal Impacts	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Short	0	0	0	++	++	0	0	0
Medium	0	0	0	++	++	0	0	0
Long	0	0	0	++	++	0	0	0





The Plan's statement on infrastructure and impact mitigation will see significantly positive impacts on the provision of on-site and off-site infrastructure improvements and the procedures to address this through the development management process. The statement will have strong implications regarding education, health, and public transport. It should be noted that the supporting text references the Plan's Infrastructure Delivery Plan (IDP) which addresses specific plan relevant requirements surrounding water and drainage, energy, communications, leisure and green infrastructure, education, health and transport (including public transport).

### **Alternatives Considered**

The National Planning Policy Framework emphasises that plans must be deliverable. Local planning authorities need to demonstrate, within reason, that infrastructure is provided to support the delivery of the development allocations contained within the Plan. The Policy and supporting text, in referring to the Infrastructure Delivery Plan, is sufficient for the purposes of the Plan. There can be considered no reasonable alternatives that exist for exploration as a result.

### **Proposed Mitigation Measures / Recommendations**

No mitigation measures or recommendations are proposed.



## 6. Cumulative and Synergistic Impacts of the Local Plan Policies

### 6.1 Introduction

This section explores the cumulative and synergistic impacts of the Local Plan's policies. The policies have been grouped as they appear in the Plan; that is, relevant to the following headings:

- The Vision and Objectives and Section Two Strategic Policies
- Healthy Places Policies
- Living Places Policies
- Prosperous Places Policies
- Protected Places Policies
- Connected Places Policies
- Delivering Places Policies

Cumulative impacts are identified per sustainability objective, with each option exploring whether any exist on a thematic basis.

### 6.2 Cumulative Impacts of the Plan's Vision, Objectives and Sustainable Places Policies

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
The Vision	++	++	++	++	++	++	+	+
The Objectives	++	++	++	++	++	++	++	++
Policy SPL1	++	++	++	++	++	?	?	N/A
Policy SPL2	+	++	+	++	++	+	N/A	N/A
Policy SPL3	++	++	+	++	N/A	++	++	N/A
Cumulative Impact	++	++	++	++	++	++	+	+

The Plan's Section Two Strategic Policies, Vision and Objectives will, should their aspirations be ensured through other policies and suitable allocations for the use of land, lead to a significant amount of cumulative impacts across the majority of the Sustainability Objectives. In particular, these elements of the Plan will ensure significant 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. Importantly also, these high level elements of the Plan suitably aim that natural, historic and environmental assets are protected and enhanced. The Plan's Section Two Strategic Policies, Vision and Objectives will not have significant impacts on reducing climate change and climate change impacts however it should be noted that impacts will still be positive. It should also be acknowledged that these particular Sustainability Objectives are more related to single issues themes that are required to be addressed as resultant from development and not a focus or purpose of the Plan itself directly. Such tenets of sustainability are considered more suitably addressed within a series of single issue themed policies elsewhere within the Plan.

## 6.3 Cumulative Impacts of the Healthy Places Policies

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Policy HP1	N/A	N/A	N/A	N/A	++	+	N/A	N/A
Policy HP2	N/A	N/A	N/A	+	++	N/A	N/A	N/A
Policy HP3	N/A	N/A	N/A	N/A	++	++	N/A	N/A
Policy HP4	N/A	N/A	+	N/A	++	+	N/A	N/A
Cumulative Impact	0	0	0	0	++	+	0	0

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.



## 6.4 Cumulative Impacts of the Living Places Policies

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Policy LP1	++	+	+	+	?	?	+	?
Policy LP2	++	N/A	N/A	N/A	+	?	N/A	N/A
Policy LP3	+	++	N/A	N/A	+	N/A	N/A	N/A
Policy LP4	++	+	N/A	N/A	++	++	N/A	N/A
Policy LP5	++	N/A	N/A	N/A	+	N/A	N/A	N/A
Policy LP6	+	++	N/A	N/A	+	+	N/A	N/A
Policy LP7	+	+	N/A	N/A	N/A	N/A	N/A	N/A
Policy LP8	+	+	N/A	N/A	+	+	N/A	N/A
Policy LP9	+	+	N/A	+	+	+	N/A	0
Policy LP10	+	+	+	N/A	N/A	N/A	N/A	N/A
Policy LP11	+	+	N/A	N/A	N/A	N/A	N/A	N/A
Cumulative Impact	++	++	0	+	++	0	0	0

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.



## 6.5 Cumulative Impacts of the Prosperous Places Policies

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Policy PP1	N/A	N/A	++	+	+	N/A	N/A	N/A
Policy PP2	+	N/A	+	+	+	N/A	N/A	N/A
Policy PP3	N/A	N/A	+	+	+	N/A	N/A	N/A
Policy PP4	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A
Policy PP5	N/A	++	++	+	N/A	+	N/A	N/A
Policy PP6	N/A	+	++	++	N/A	N/A	N/A	N/A
Policy PP7	N/A	N/A	++	++	N/A	N/A	N/A	N/A
Policy PP8	N/A	+	++	0	N/A	N/A	N/A	N/A
Policy PP9	N/A	+	+	N/A	N/A	N/A	N/A	N/A
Policy PP10	N/A	N/A	+	N/A	N/A	+	N/A	N/A
Policy PP11	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A
Policy PP12	N/A	+	N/A	+	++	N/A	N/A	N/A
Policy PP13	N/A	+	++	+	N/A	N/A	N/A	N/A
Policy PP14	N/A	++	++	+	++	++	N/A	N/A
Cumulative Impact	0	++	++	++	++	+	0	0

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.



## 6.6 Cumulative Impacts of the Protected Places Policies

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Policy PPL1	N/A	+	N/A	N/A	N/A	+	N/A	++
Policy PPL2	N/A	N/A	N/A	N/A	N/A	++	N/A	+
Policy PPL3	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Policy PPL4	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Policy PPL5	N/A	N/A	N/A	N/A	N/A	+	N/A	++
Policy PPL6	N/A	N/A	+	N/A	N/A	++	N/A	N/A
Policy PPL7	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Policy PPL8	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Policy PPL9	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Policy PPL10	N/A	N/A	N/A	N/A	N/A	?	+	N/A
Policy PPL11	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Policy PPL12	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A
Policy PPL13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+
Policy PPL14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Policy PPL15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cumulative Impact	0	+	+	0	0	++	0	++

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.



## 6.7 Cumulative Impacts of the Connected Places Policies

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Policy CP1	N/A	++	+	++	+	N/A	+	N/A
Policy CP2	N/A	++	++	++	N/A	N/A	N/A	N/A
Policy CP3	N/A	N/A	++	+	+	+	N/A	N/A
Cumulative impact	0	++	++	++	0	0	+	0

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.

## 6.8 Cumulative Impacts of the Delivering Places Policies

The following table explores the cumulative impacts of the Delivering Places Policies, related to Strategic Allocations within Section Two of the Plan. The appraisal of the Policies represents a 'policy-on' appraisal, to determine whether the Policies are suitable cumulatively to address the impacts highlighted for the site allocations within the Plan and assessed in Appendix 1 of this SA. It does not explore the 'policy-off' implications of the site allocations across the Plan Area and the cumulative impacts thereof in allocating the sites themselves. This is explored in Appendices 1 and 2 and in the following sub-section.

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Policy SAMU1	++	++	++	++	+	++	0	0
Policy SAMU2	++	++	++	++	++	++	0	++
Policy SAMU3	++	++	++	++	++	+	0	0
Policy SAMU4	++	++	++	++	++	++	0	0
Policy SAMU5	++	++	++	++	+	++	0	0
Policy SAH1	++	++	0	++	++	++	0	+



Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Policy SAH2	++	++	0	++	+	++	0	0
Policy SAH3	++	++	0	++	++	++	0	0
Policy SAE1	0	++	++	?	0	++	?	?
Policy SAE2	0	++	++	++	0	?	0	0
Policy SAE3	0	++	++	++	0	0	?	0
Policy SAE4	0	++	++	++	0	0	++	?
Policy SAE5	0	++	++	++	0	0	++	?
Policy SAE6	0	++	++	++	0	0	++	?
Policy SAE7	0	++	++	++	++	?	?	0
Infrastructure Delivery and Impact Mitigation	0	0	0	++	++	0	0	0
Cumulative Impact	++	++	++	++	++	+	0	?

The Delivering Places Policies will have significant positive cumulative impacts on the majority of relevant criteria, particularly those related to housing and employment growth, and also social infrastructure delivery such as education and health that can offer wider benefits beyond new communities. There can also be expected to be localised positive cumulative impacts on public transport walking and cycling through improved infrastructure in areas, particularly in Clacton. The assessment of a number of Clacton sites in Appendices 1 and 2 raise the possibility of negative impacts on the Conservation Area emanating from increased transport movements through the Conservation Area to the town centre for services and rail links. These can be considered 'off-site' impacts that any forthcoming development can not be expected to have to mitigate and as such the delivering places policies are singularly 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'. Nevertheless, until these management plans are formulated, only minor impacts are highlighted at this stage in regard to on-site mitigation. There are also potential negative impacts associated with groundwater protection at SAE5 and SAE6 at Mistley, leading to an uncertain impact at this stage. It is recommended that the policy addresses the requirement for suitable conditions or exemptions from applications within these sites.





## 6.9 Cumulative Impacts of the Plan's Allocations including the Tendring Colchester Borders Garden Community

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

- The Tendring / 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. The definitive list of the Plan's Site Allocations is included within the following table, with commentary amounting to the reasons for their selection in light of reasonable alternatives (See Appendix 2 for site appraisals).

**Table 62: The Plan's Site Allocations, including the reasons for their selection in light of reasonable alternatives**

Preferred Site	Use and Yield
<b>Tendring Colchester Borders Garden Community</b>	
Tendring Colchester Borders Garden Community	7,000-9,000 dwellings in total, with 2,500 in the Plan period to 2033
Reason for Selection: See Section One SA.	
<b>Allocated Strategic Mixed Use, Housing and Employment Allocations</b>	
Policy SAMU1 – Development at Edme Maltings, Mistley	150 homes, 0.13 ha employment land
Reason for Selection: The selection of this site for mixed use development responds to the redevelopment of brownfield land that will become vacant in the plan period. The site is within close proximity to the rail station and the future of such a sustainable site in this regard is best ensured through a plan led approach which can ensure additional policy criteria to ensure the most sustainable outcomes. The development of site can also offer key enhancements to the Conservation Area that might otherwise not be forthcoming without specific appropriate site policy criteria.	
Policy SAMU2 – Development at Hartley Gardens, Clacton	800-1,000 homes within plan period (up to an additional 700 beyond), 7ha employment
Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.	
Policy SAMU3 – Development at Oakwood Park, Clacton	500 homes, non-employment uses
Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities,	



Preferred Site	Use and Yield
and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.	
Policy SAMU4 – Development at Rouses Farm, Jaywick Lane, Clacton	850 homes, non-employment uses
Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.	
Policy SAMU5 – Development South of Thorpe Road, Weeley	280 homes, 1.0ha employment
Reason for Selection: Weeley is a broadly sustainable location, with both strategic road and rail links in a central district location with ease of access to the main town of Clacton. Located within a rural service centre, the allocation makes a meaningful contribution toward addressing local housing and associated development needs, supports the village economy and assists with the overall housing growth proposed for the District.	
Policy SAH1 – Development at Greenfield Farm, Dovercourt	164 homes
Reason for Selection: Harwich and Dovercourt represent a Strategic Urban Settlement within the District, and a primary focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan. The site has good access to the B1352, is in close proximity to services and represents a logical extension to the built up area.	
Policy SAH2 – Development at Low Road, Dovercourt	300 homes
Reason for Selection: Harwich and Dovercourt represent a Strategic Urban Settlement within the District, and a primary focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan. The site has good access to the B1414, is in close proximity to services and represents a logical extension to the built up area.	
Policy SAH3 – Development at Robinson Road, Brightlingsea	115 homes
Reason for Selection: Brightlingsea represents a Smaller Urban Settlement within the District, and a focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan and the settlement hierarchy (Policy SP1). The principle of growth established, the site represents a proportional sized development within the area, and preferable in this regard to the larger strategic sites proposed (alternative sites BR4, BR5, BR6 and BR7 in this SA – see Appendix 2), or a combination of smaller piecemeal developments within the settlement.	
Policy SAE1 – Carless Extension, Harwich	4.5ha employment (extension to existing refinery)
Reason for Selection: The proposal as allocated within the Plan represents a modest expansion of the existing refinery. The expansion of an existing employment site ensures that the principle of development for such uses, and supporting infrastructure are largely established. The proposed site represents a logical extension in terms of the built form of the area.	
Policy SAE2 – Land South of Long Road, Mistley	2.0ha employment (B1, B2, B8)
Reason for Selection: This employment site development is expected to be delivered within this Plan period and is envisaged to include warehousing, distribution yard and office development to accommodate an industrial use. The site benefits from planning permission to include financial and professional services, restaurants and cafes, non-residential institutions and business space (A2, A3, D1 and B1).	



Preferred Site	Use and Yield
Policy SAE3 – Lanswood Park, Elmstead Market	1.2ha (non-specific employment uses)
<p>Reason for Selection: Lanswood Park is an existing high quality, semi-rural commercial development situated to the south of the A133 between Elmstead Market and Frating, five miles west of Colchester. Phases 1 and 2 form a business centre offering commercial and office floorspace which has attracted a wide range of occupiers. The third phase has been completed and let. Phases four and five remain to be developed. Given the on-going success of employment development at this site, it is proposed to extend the existing extent of employment land by way of a further allocation.</p>	
Policy SAE4 – Mercedes Site, Bathside Bay	7.4ha (port related development)
<p>Reason for Selection: Planning permission has already been granted for open air storage and distribution, an office, welfare facilities in the form of porta cabins and the instillation of perimeter and lighting towers on the site. The Mercedes site is included within the larger boundary of the proposed Bathside Bay development. The wider Bathside Bay project has secured planning permission which is subject to a condition that development must be commenced before 2021 (10/0202/FUL). It is considered that the Mercedes site will aid the enabling of this permission by providing a site for the relocation of an existing small boat quay, as well as further facilities.</p>	
Policy SAE5 – Development at Mistley Port	Safeguarded port related development
<p>Reason for Selection: Mistley Quay is currently occupied by Mistley Port, a commercial port handling a range of cargoes, including the transshipment of bulk malts. These operations provide a source of local employment within the warehousing and distribution sectors. The industrial character of the quayside is an important part of the character of the wider Manningtree and Mistley Conservation Area and contributes to Mistley's unique sense of place. As such, the Council is safeguarding this land for port-related development only. The port has the potential to achieve modest growth to meet future demands by developing value-added processing and dredging the channel adjacent to Mistley Quay to allow larger shipping.</p>	
Policy SAE6 – Development at Mistley Marine	Safeguarded marine related employment
<p>Reason for Selection: Mistley Quay is currently occupied by Mistley Port, a commercial port handling a range of cargoes, including the transshipment of bulk malts. These operations provide a source of local employment within the warehousing and distribution sectors. The industrial character of the quayside is an important part of the character of the wider Manningtree and Mistley Conservation Area and contributes to Mistley's unique sense of place. As such, the Council is safeguarding this land for port-related development only. The port has the potential to achieve modest growth to meet future demands by developing value-added processing and dredging the channel adjacent to Mistley Quay to allow larger shipping.</p>	
Policy SAE7 – Stanton Europark	2-4ha (B2/B8, A1, D2)
<p>Reason for Selection: Stanton Europark is a brownfield site in single ownership located near to Harwich Port. The site already benefits from an outline planning permission granted in March 2012 for 1.6 hectares of employment uses. Development has already taken place on either side of the proposed site access road. Development at Stanton Europark has the ability to provide higher value retail and leisure development.</p>	
Other Allocations in Clacton	
Former Tendring 100 Waterworks Site, Clacton-on-Sea, CO16 8AW	Total: 90
<p>Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.</p>	



Preferred Site	Use and Yield
522-524 St. John's Road, Clacton-on-Sea, CO16 8DY.	Total: 43
Reason for Selection: The allocation responds to the redevelopment of a number of existing dwellings for wider housing gains (brownfield land) within the District's main settlement / town.	
Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY.	Total: 20
Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.	
Land off Cotswold Road, Clacton-on-Sea	Total: 12
Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.	
Station Gateway Development, Clacton-on-Sea	Total: 60
Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town in an accessible location for public transport links.	
Other Allocations in Harwich and Dovercourt	
Harwich & Parkeston Football Club, Main Road, Harwich	Total: 89
Reason for Selection: The site responds to the allocation of brownfield land for development within a Strategic Urban Settlement in an accessible location for a range of existing services.	
Part of Mayflower Primary School, Main Road, Harwich	Total: 15
Reason for Selection: The site responds to the allocation of brownfield land for development within a Strategic Urban Settlement in an accessible location for a range of existing services.	
Other Allocations in Walton	
Southcliffe Trailer Park, Woodberry Way, Walton-on-Naze	Total: 15
Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.	
Land at the Farm, Kirby Road, Walton-on-Naze CO14 8QS	Total: 47
Reason for Selection: The site represents a modest development and logical extension of the settlement. The represents the most suitable greenfield proposal for development at this scale, and is preferable to the allocation of a larger amount of smaller piecemeal options.	
Station Yard and Former Avon Works, Walton-on-Naze	Total: 40
Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.	



Preferred Site	Use and Yield
Old Town Hall Site, Mill Lane, Walton-on-Naze	Total: 15
Reason for Selection: The allocation responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.	
Other Allocations in Manningtree / Mistley	
Land south of Pound Corner	Total: 25
Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location.	
Other Allocations in Rural Service Centres	
Land at Montana Roundabout, Little Clacton	Total: 35
Reason for Selection: The site responds to a modest amount of growth proportionate to Little Clacton, and is the most sustainable option considered in the area regarding access to services.	
Land at Weeley Council Offices	Total: 24
Reason for Selection: The site responds to the allocation of brownfield land for development within a Rural District Centre in an accessible location for a range of existing services.	

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

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 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.

**Significant positive impacts**

### 6.9.2 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

**Significant positive impacts**



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 availability of land for educational and healthcare facilities. Specifically in Clacton the allocation of three such sites for strategic development will significant positive impacts in regard to infrastructure provision, and employment provision in Clacton, an identified regeneration area. 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 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.

### 6.9.3 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 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 polices also seek to safeguard port 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 centres, with the aspiration that increased growth will stimulate improvements and investment. These positive impacts, particularly in the Clacton area are significant.

**Significant  
positive  
impacts**

### 6.9.4 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.

**Positive  
impacts**



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

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. 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 majority of non-strategic allocations which can all be expected 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. This is also the case for the allocations within the Mistley / Manningtree area in accumulation with existing permissions. Overall however, minor positive impacts are highlighted for the Plan's allocations.

**Positive  
impacts**

## 6.9.6 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 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 Tendring District Local Plan. In the current absence of a RAMS, uncertain impacts are highlighted for the Plan area. It is inevitable, giving the amount of agricultural land within the District that there would be losses associated with growth that requires the

**Uncertain  
impacts**



development of Greenfield land. Nevertheless, it is not considered that this loss is significant at the locations allocated, especially in light of the reasonable alternatives considered. 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 mitigation is sought within the relevant SAMU policy. 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.

### 6.9.7 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.

Uncertain  
impacts

### 6.9.8 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. There are however potential cumulative negative impacts associated with groundwater protection at SAE5 and SAE6 at Mistley, leading to an uncertain impact at this stage. 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 (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

Uncertain  
impacts





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.





## 7. Conclusions and Recommendations

### 7.1 Conclusions: Whole Plan Sustainability

This Section summarises the impacts raised in the assessment of each element of the Plan. The table below shows the impacts highlighted in this Report and the Section One SA, with the corresponding sub-sections summarising the impacts on a thematic 'sustainability objective' basis.

**Table 63: The Cumulative and Synergistic Effects of the Plan**

Policy	Sustainability Objectives (SO)							
	1	2	3	4	5	6	7	8
Sustainable Places Policies	++	++	++	++	++	++	+	+
Healthy Places Policies	0	0	0	0	++	+	0	0
Living Places Policies	++	++	0	+	++	0	0	0
Prosperous Places Policies	0	++	++	++	++	+	0	0
Protected Places Policies	0	+	+	0	0	++	0	++
Connected Places Policies	0	++	++	++	0	0	+	0
Delivering Places Policies	++	++	++	++	++	+	0	0
Site Allocations (Inc. the Garden Community)	++	++	++	+	+	?	?	?

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

##### Significantly Positive Impacts

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.

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

#### Significantly Positive Impacts

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.

### 7.1.3 Sustainability Objective 3: Harness the District's economic strengths

#### Significantly Positive Impacts

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.

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

##### Positive Impacts

**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.

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

##### Positive Impacts

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.

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

### Positive / Negative Impacts

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.



## 7.1.7 Sustainability Objective 7: Reduce contributions to climate change

### Positive / Negative Impacts

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

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

### Positive / Negative Impacts

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.



## 7.2 Recommendations and Those Factored into the Plan throughout the SA Process

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- **Strategic Objectives** - At the Preferred Options SA stage, it was recommended that specific mention is made to archaeology within Objective 7 – Cultural Heritage. This recommendation has since been factored into the policy with the inclusion of the 'historic environment' which in planning terms is strongly related to archaeology and the Essex Historic Environment Record (HER). There are no new proposed mitigation measures or recommendations made at this stage.
- **Policy HP2: Community Facilities** - At the Preferred Options stage the SA recommended that for completeness the Policy make reference to how such provision will be secured, whether through Section 106 contributions or CiL as appropriate and where Council procedures / schedules are in place or may be within the Plan period. This recommendation has taken forward in the current iteration of the policy through ensuring that the Council will work with the development industry to deliver such facilities on site, rather than seek to secure new community facilities through other means. No new proposed mitigation measures or recommendations are proposed at this stage.
- **Policy LP2: Housing Choice** - At the Preferred Options stage, the SA recommended that 'the Policy could make reference to the protection of the historic built environment as a physical reason why a housing mix cannot be achieved in some instances related to the protection and enhancement of specific designations.' Although not included within the policy, other policies adequately address this issue. The recommendation is no longer considered valid.
- **Policy PP2: Retail Hierarchy** - At the Preferred Options (2016) stage, the SA recommended that 'commentary is included within the Policy or supporting text that addresses the position of the proposed Colchester fringe Garden Community in regard to the retail hierarchy in line with the allocation's eventual size and function within and beyond the Plan period.' This recommendation is not considered appropriate at this stage due to the need to protect Major, Town and District Centres as defined in the Policy and supporting text from inappropriate retail uses outside these centres. There are no new recommendations made at this stage.
- **Policy PP11: Holiday Parks** - At the Preferred Options stage, the SA recommended that the Policy ensure a criterion that regards the impacts on biodiversity and designated sites that development proposals for holiday parks could have, and that measures are included to ensure their investigation and mitigation. This recommendation has been appropriately factored into the Policy. There are no new recommendations made at this stage.
- **Policy PPL4: Biodiversity and Geodiversity** - At the Preferred Options (2016) the SA stated that, 'although Natural England are a statutory consultee on all planning applications that meet the criteria for consultation as identified through the location and type of development within a SSSI Impact Risk Zone (which also includes Natura 2000 sites), the Policy and supporting text could be clearer on what supporting information is needed to accompany planning applications in the first instance.' In line with the findings and recommendations of the HRA Screening Assessment and Appropriate Assessment (AA), the policy has been significantly expanded to make it clear that impacts and mitigation will be included in Recreational Disturbance Avoidance and Mitigation Strategies and that Ecological Appraisals will be required where a proposal might harm biodiversity on a site. This recommendation is affectively incorporated into the policy and supporting text, and does not apply at this stage. No new recommendations are made for the Policy at this stage.



- Policy PPL10: Renewable Energy Generation - Within the Preferred Options SA, it was recommended that although issues are specifically addressed in other thematic policies, the Policy could be expanded to consider the effects of biodiversity / wildlife designations, the historic environment and landscape as appropriate. Although this policy has incorporated the need for consideration of cumulative impacts in this Draft Publication iteration, it is considered that the original SA recommendation is still applicable and relevant at this stage.
- Policy SAE2: Land South of Long Road, Mistley - It is recommended that the policy is expanded to address the potential for negative impacts on a SSSI through the requirements for an assessment of the potential impacts to accompany any planning application.
- Policy SAE3: Lanswood Park, Elmstead Market - It is recommended that the Policy make reference to the fact that the site is within a Minerals Safeguarding Area as consistent with other Delivering Places policies.
- Policy SAE4: Mercedes Site, Bathside Bay - It is recommended that the policy is expanded to address potential issues surrounding fluvial flood risk as consistent with other Delivering Places policies.
- Policy SAE5: Development at Mistley Port & Policy SAE6: Development at Mistley Marine - These sites have negative impacts associated with being within a groundwater protection zone associated with historic uses in the wider area. It is recommended that the policy addresses the requirement for suitable conditions or exemptions from applications within these sites
- Policy SAE7: Stanton Europark - It is recommended that the policy is expanded to address potential issues surrounding impacts on sites designated for wildlife conservation as consistent with other Delivering Places policies
- 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 recommended that these are undertaken as part of any plan review.





## 8. Next Steps & Monitoring

### 8.1 Consultation

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This Environmental Report will be subject to consultation alongside the Local Plans of the three Local Planning Authorities. There are three statutory consultees or 'environmental authorities' 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 may additionally wish to invite comments from focussed groups, relevant stakeholders and interested parties. The detailed arrangements for consultation are to be determined by Tendring District Council. The environmental authorities and public are to be given 'an early and effective opportunity' within appropriate time-frames to express their opinion. This includes the specific notification of the consultation documents and timeframes to those persons or bodies on the 'consultation database' of the LPA. This reflects those persons or bodies who have commented on the SA in previous consultation stages.

Please check the following link for more information, and direction to relevant consultation portals:

<http://www.tendringdc.gov.uk/consultation>

### 8.2 Adoption Statement

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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. In accordance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004, an Adoption Statement is required to address each of the following issues:

- How sustainability considerations have been integrated into the development plan document (Local Plan);
- How the options and consultation responses received on the development plan document (Local Plan) and sustainability appraisal reports have been taken into account;
- The reasons for choosing the development plan document (Local Plan) in light of other reasonable alternatives; and
- Monitoring measures.

### 8.3 Monitoring

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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 this 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.

Sustainability Objective	Indicator
1.To provide decent and affordable homes for all	The number of net additional dwellings
	Affordable housing completions
	% of residential completions that are two or three bedroom
	Achieving minimum space standards for all housing types
2.To ensure that development is located sustainably and makes efficient use of land	Losses of industrial land in key business and regeneration areas
	Amount of completed retail, office and leisure development delivered
	% of new and converted dwellings on previously developed land
	% of new development within 30 minutes of community facilities
	Amount of development > 30 dwellings per hectare
3.Harness the District's economic strengths	Amount of floorspace developed for employment
	Money the sector brings to the local economy & % of jobs related to each sector
	Total amount of floorspace generated for town centre uses
	Location of new residential and employment development
4.Minimise transport growth whilst capturing the economic benefits of international gateways	% of new dwellings within 30 minutes public transport time of local services
	% of journeys to work by private car
	% of journeys to work by public transport, walking and cycling



Sustainability Objective	Indicator
	Number of applications permitted for non-port related development within the port designated areas
5.To build stronger more resilient sustainable communities with better education and social outcomes	Provision of social infrastructure and services on allocated sites
	Contributions received towards community facilities
	GP waiting times and capacities
	Walking / cycling modes of transport uptake
	New healthcare facility provision through growth
	Health related statistics
	Open space provision ha/1000 population
	Contributions received towards open space provision
	% of total working age population educated to Level4 and above
	% of total working age population with no qualifications
	Number of offences per 100,000 population
6.Protect and enhance natural, historic and environmental assets	Number of listed buildings, scheduled Monuments and Registered Parks and Gardens at risk (and removed from risk register through repair / adaptive reuse)
	Archaeological evaluation undertaken prior to development
	Number of Conservation Areas (and number and extent at risk)
	Provision of suitable accessible natural greenspace identified through appropriate



Sustainability Objective	Indicator
	assessments
	Amount of development affecting designated areas
	Applications with landscape conditions.
	Number of SSSIs in favourable condition
	% of new and converted dwellings on previously developed land
7.Reduce contributions to climate change	% reduction in Carbon Dioxide emissions
	% of new dwellings built to at least level 3 of the Code for Sustainable Homes
	Renewable energy capacity installed by type
	Number of Air Quality Management areas
	Number of Blue Flags and Quality Coast Awards
	Number of potentially contaminated sites
8.To conserve and enhance natural resources and reduce climate change impacts	Percentage length of estuary quality classed as Good
	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
	% of household waste recycled
	Number of SuDS schemes approved



# Appendix 1: Appraisal of the Site Allocations and Reasonable Alternatives: Strategic Mixed Use Development Sites

## Introduction

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For Garden Community Options, please see the Sustainability Appraisal for the Strategic Section One for Local Plans.

The Issues and Options 2015 Local Plan and Preferred Options 2016 Local Plan identified that a significant number of new homes would be delivered through a new settlement or 'Garden Community' in 'Tendring Colchester Borders', of which approximately half would be in Tendring. This has been addressed in the separate Section One for Local Plans SA. The Issues and Options 2015 Local Plan and Preferred Options 2016 Local Plan also identified a number of reasonable options associated with Strategic Mixed Use Development and a previously preferred Expanded Settlement, to meet the requirements of a significant amount of new dwellings over the plan period.

Strategic Mixed Use developments in the District were identified through:

- The District Council's Strategic Housing & Employment Land Availability Assessment (ongoing, finalised 2017) developed for this Local Plan; and
- The District Council's on-going call-for-sites process.

These options have been assessed within Appendix 2 of this Report using a 'policy-off' method of assessment. As previously stated, Strategic Mixed Use Development options (including the previously preferred Expanded Settlement at Weeley) have been assessed using Garden City principles indicated in the methodology of this SA Report and these form the basis of this Appendix 1. The initial findings of this assessment were published in the Preferred Options (2016) SA. Section 5.27 of the Local Plan states that,

*'Due to the lack of available brownfield land, the Council has no choice but to promote the expansion of towns and villages onto greenfield land to deliver the district's future housing requirements. Rather than the high-density housing estates that have dominated housing provision over the last forty years which are characterised by cul-de-sacs, narrow highways and an increasing over-dominance of on-street car parking, this Council wants to embrace the principles of the Garden City movement as a means of bringing about social and economic improvements in the district. The Council will therefore only support large scale housing developments if they are well designed, integrated with the existing environment and contribute positively towards the 'sense of place'.*

The below list and table show the Strategic Mixed Use Development options, including provisional or indicative dwelling numbers, where such information is known and has been submitted, and based on suitable densities per hectare where not. The subsequent appraisal of these sites/areas forms the rest of the section.



## The Appraisal of the Strategic Mixed Use Development Site Options

For the purposes of interpretation, the following allocations and alternative options are shown below:

- Allocated site – Development at Edme Maltings, Mistley (SAMU1)
- Allocated site – Development at Oakland Park, Clacton (SAMU3)
- Allocated site – Development at Rouses Farm, Jaywick Lane, Clacton (SAMU4)
- Allocated site – development at Hartley Gardens, Clacton (SAMU2)
- Allocated site – Development at South of Thorpe Road, Weeley (SAMU5)
- Alternative Option 1 – Tendring Central (around the A120 at Frating) Garden Village
- Alternative Option 2 – Strategic Mixed Use Development in Clacton – Jaywick Broad Area
- Alternative Option 3 – Strategic Mixed Use Development in Clacton – East Clacton Broad Area
- Alternative Option 4 – Strategic Mixed Use Development in Harwich
- Alternative Option 5 – Strategic Mixed Use Development in Frinton and Walton
- Alternative Option 6 – Strategic Mixed Use Development south of Manningtree
- Alternative Option 7 – Weeley 'Expanded Settlement'

**Table 64:** Sites put forward for allocation in the Plan Area

Area	Site / Proposal	Dwelling Capacity
Allocated site – Development at Edme Maltings, Mistley (SAMU1)	Mixed-use development	Total: up to 150 new homes and at least 0.13 hectares of land for employment.
Allocated site – Development at Oakland Park, Clacton (SAMU3)	Mixed-use development	Total: up to 500 new homes and other non-employment uses.
Allocated site – Development at Rouses Farm, Jaywick Lane, Clacton (SAMU4)	Mixed-use development	Total: up to 850 new homes and other non-employment uses.
Allocated site – development at Hartley Gardens, Clacton (SAMU2)	Mixed-use development	Total: 800-1,000 new homes and at least 7 hectares of land for employment.
Allocated site – Development at South of Thorpe Road, Weeley (SAMU5)	Mixed-use development	Total: up to 280 new homes and 1 hectare of land for employment



Area	Site / Proposal	Dwelling Capacity
Alternative Option 1 – Tendring Central (around the A120 at Frating) Garden Village	Mixed-use development	Total: up to 5,400 (600 over the plan period)
Alternative Option 2 – Strategic Mixed Use Development in Clacton – Jaywick Broad Area	Mixed-use development to land west of Cherry Tree Avenue	Total: up to 675 dwellings
Alternative Option 3 – Strategic Mixed Use Development in Clacton – East Clacton Broad Area	Mixed-use development to land between railway line and Holland-on-Sea	Total: up to 1,750 dwellings
Alternative Option 4 – Strategic Mixed Use Development in Harwich	Mixed-use development at land between Ramsey and Little Oakley	Total: up to 1,280 dwellings
Alternative Option 5 – Strategic Mixed Use Development in Frinton and Walton	Mixed-use development at land north and south of Kirby Cross and railway line, Frinton	Total: up to 1,640 dwellings
Alternative Option 6 – Strategic Mixed Use Development south of Manningtree	Mixed-use development on three parcels of land south of Manningtree	Total: unknown
Alternative Option 7 – Weeley 'Expanded Settlement'	An 'Expanded Settlement' incorporating mixed use development on the following sites (appraised singularly as one proposal within the context of this section):  <ul style="list-style-type: none"> <li>- Land to the south of Tendring Park Services (800 dwellings)</li> <li>- Land off St Andrews Road (14 dwellings)</li> <li>- Land at Weeley Council Offices (24 dwellings)</li> <li>- Land south and north of Council Offices (587 dwellings)</li> </ul>	Total: 1,425 (all within plan period) and approximately 10ha of employment.

The following table shows the comparative suitability of the Preferred and alternative options for Strategic Mixed Use Development within the District.



Table 65: Appraisal of Strategic Mixed Use Development Options

TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>1) To provide decent and affordable homes for all</b>												
- Will it provide the homes needed to support the existing and growing population?	++	++	++	++	++	++	++	++	++	++	++	++
- Will it provide more affordable homes across the District?	++	++	++	++	++	++	++	++	++	++	++	++
- Will it deliver a mix of housing types to meet the diverse needs of the District?	+	+	+	+	++	++	+	+	?	?	++	++
- Will it deliver well designed housing?	It can be assumed that all options will have the same, positive impacts associated with design in accordance with relevant policy considerations.											

**Commentary:** As can be seen, the Plan's allocated SAMU options will have significant positive impacts on the majority of housing related assessment criteria related to need and affordability. This is also true of all options commensurate to the scale of such development. Impacts related to tenure, lifetime homes and self-build options have been assessed regarding assumptions made associated with viability, the strength of the housing market and house prices being lower in certain areas. This assumption responds to the fact that options are more viable in the west of the District and progressively less so further east. Despite this, impacts are not negative for any option.





TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>2) To ensure that development is located sustainably and makes efficient use of land</b>												
- Will it promote regeneration?	0	++	++	++	++	++	0	+	+	+	++	++
- Will it reduce the need for development on greenfield land?	N/A (it is likely that the Garden cities would only be viable on greenfield land)											
- Will it provide good accessibility by a range of modes of transport?	++	++	++	++	++	--	++	++	+	?	--	++
- Will densities make efficient use of land?	It can be assumed that all options will have the same, positive impacts associated with density in accordance with relevant policy considerations.											

**Commentary:** The majority of the SAMU proposals will have significant positive impacts in regard to infrastructure provision, and employment provision in Clacton, an identified regeneration area with the exception of SAMU1 in Mistley which will have neutral impacts associated with its broad location. Alternative Option 3 will have only minor positive impacts on this assessment criterion, due to the area's general unsuitability for elements of employment development, being largely bounded by residential development and a holiday park. Alternative Option 2 will have neutral impacts in this regard due to the dwelling yield of 675 not meeting the required threshold for new primary school provision and additionally putting subsequent pressure on the capacity of existing schools. Mixed use development associated with Alternative Options 4 and 5 will have only minor positive impacts associated with the locations being in relatively close proximity, but ultimately not being well related, to the main settlement of Harwich and the Clacton regeneration area respectively. Regarding public transport links to major towns, there will be significant positive impacts associated with those preferred and alternative options located in the Clacton broad area, and also those of Weeley (SAMU5 and Alternative Option 7) due to the ease of rail access to Clacton and Colchester and Mistley (SAMU1) due to rail links to Harwich and Colchester. Alternative Options 1 and 6 will have significant negative impacts in this regard, as the broad locations are distanced from rail links and also major towns limiting public transport options. Minor positive impacts have been assessed for Alternative Option 4 in response to the peripheral location of the option in regard to the main settlement of Harwich and rail links within the town. Uncertain impacts have been assessed regarding public transport links for Alternative Option 5; although rail links exist at both Kirby Cross and Frinton-On-Sea stations, there is no direct service to the main towns of Clacton or Harwich. All SAMU options will have significantly positive impacts associated with the provision of new infrastructure, and also Alternative Option 7 in line with the scale proposed of an Expanded Settlement. These impacts are strengthened in further consideration of such infrastructure provision in Weeley, which can serve the existing and wider rural communities.



TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>3) Harness the District's economic strengths</b>												
- Will it improve the delivery of a range of employment opportunities to support the growing population?	+	0	0	+	+	+	+	+	+	?	+	++
- Will it contribute to the Cultural, Visitor and Tourism sector?	N/A (Can be considered more relevant to established settlements).											
- Will it enhance the vitality and viability of town centres?	-	++	++	++	+	--	++	++	+	+	--	+
- Will it sustain the rural economy?	N/A (All options will have no impact on increasing rural employment opportunities as defined within the relevant policy on such opportunities within the Plan. It can be assumed that all employment opportunities resulting from the options will not be rural in nature commensurate to the requirements of a range of employment opportunities that can support the level of housing growth within each proposal)											

**Commentary:** Aside from the proposals submitted for SAMU 3 and SAMU4 which will not deliver employment land (the mixed-use definition arising from numerous community facilities) all Options have been assessed as having positive effects regarding a range of employment opportunities within and in commuting distance, with the exception of Alternative Option 5, which has been assessed as having uncertain impacts in response to employment opportunities at Frinton and Walton and the comparative lack of ease of sustainable transport to existing employment. Alternative Option 7 has been assessed as having significant positive impacts on this assessment criterion due to the ease of commuting access by road and rail to existing jobs in Clacton and Colchester and also the inclusion of 10ha of employment land in Weeley as part of the proposal. The SAMUs and Alternative Options that are based in the Clacton broad area can be said to have significant positive impacts on the vitality and viability of Clacton town centre with the aspiration that increased growth will stimulate improvements and investment. In line with this, there will be only minor positive impacts resulting from SAMU5 and Alternative Option 7; the broad location of an expanded settlement in Weeley, with rail links to Clacton, would ensure positive impacts are realised however these are limited due to equal access to Colchester for a wider range of town centre uses, facilities and services. For this reason, Alternative Options 1 and 6 have been assessed as having significant negative impacts due to the lack of rail access to Clacton and the proximity and ease of road access to Colchester. Alternative Option 4 will likely ensure minor positive impacts within the broad area of Harwich; however impacts are again limited regarding this option due to the distance from the Harwich town centre and the lack of existing public transport options in comparison to other options. Minor negative impacts have been highlighted for SAMU1 due to the distance to



Harwich; however there would be positive impacts associated with the Smaller Urban Settlements of Mistley and Manningtree. Alternative Option 5 will have only minor positive impacts due to being distanced from the District's town centres, however should have minor positive impacts associated with Frinton and Walton centres with direct rail access and also direct road access to Clacton.

TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>4) Minimise transport growth whilst capturing the economic benefits of international gateways</b>												
- Will it reduce the need to travel?	+	+	+	++	++	++	+	?	++	+	++	++
- Will sustainable modes of transport increase?	+	+	+	+	+	--	+	+	?	+	--	+
- Will it promote development of the ports?	+	?	-	?	+	+	-	-	++	-	+	+

**Commentary:** Significant positive impacts have been assessed for those SAMUs and Alternative options that have direct or nearby access to strategic roads in the District, namely the A120 and A133. Minor positive impacts have been assessed as relevant for those SAMUs and Alternative Options that have direct access to the District's B-Roads. Alternative Option 3 has been assessed as having an uncertain impact regarding access due to not having direct access to a B-Road, although they are within relatively close proximity to parts of the broad area. The majority of the sites will have minor positive impacts regarding walking, cycling and public transport, with the exception of Alternative Options 1 and 6, which have neither existing rail links, adequate bus links to a major town, nor are within close proximity to one for the purposes of walking and cycling. Coupled with good access to A-Roads, these options are likely to see a dependency on private vehicle use and as such significant negative impacts have been highlighted. In addition, Alternative Option 4 will have uncertain impacts in association with the broad area's distance from Harwich town for the purpose of walking and cycling accessibility, and also the distance to rail services; positive elements exist however in the form of bus links. Port related access will be significantly positive regarding Alternative Option 4 in Harwich, with minor positive impacts assessed for other options commensurate to direct routes via A-Roads, uncertain impacts in response to indirect access via A-Roads and B-Roads and negative impacts highlighted for those options that have more comparatively convoluted routes to the Ports.



TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>5) To build stronger more resilient sustainable communities with better education and social outcomes</b>												
- Will it provide access to education, recreation and community facilities?	+	++	++	++	+	++	+	++	++	++	+	++
- Will existing open spaces be protected and new open space be created?	+	+	-	+	+	--	-	?	--	-	+	+
- Will levels of educational attainment improve?	+	+	+	+	-	--	+	+	?	+	--	-
- Will it reduce actual crime and the fear of crime?	N/A (Although the Garden City Principles do not explicitly mention crime and the fear of crime, general design principles are likely to ensure that this assessment criteria is indirectly adhered to).											

**Commentary:** All development at the scales of the SAMUs and Alternative Options is likely to ensure the creation of shared spaces, sport and leisure facilities. With the additional consideration of new school provision however and capacities, the majority of the proposals will meet the threshold for such provision, with the exception of SAMU1, SAMU5 and Alternatives 2 and 6; for this reason only minor positive impacts have been highlighted for this criterion. All SAMUs and Alternative Options can be seen to deliver open space requirements as necessary and stipulated within relevant policy in the Plan. Regarding Strategic Gaps however, and issues surrounding coalescence, some Options can be seen to increase coalescence through their location and size. With the exception of SAMU4, the remaining SAMUs have all been assessed as capable of maintaining a strategic gap between any new development boundary and the nearest existing settlement (excluding that to which the suburb applies). SAMU4 however has been assessed as having a minor negative impact in this regard, due to perceived coalescence with Jaywick however the site policy does seek landscape mitigation. Alternative Options 1 and 4 have been assessed as having significantly negative impacts regarding coalescence. Alternative Option 1 would lead to the coalescence of a number of villages, namely Frating, Balls Green and Hare Green. Alternative Option 4 would lead to the coalescence of Harwich, Ramsey and Little Oakley. Alternative Option 5 has been assessed as having a minor negative impact regarding the coalescence of Frinton / Walton Kirby le Soken and Kirby Cross, although it should be acknowledged that this option would be marginally more logical than Alternative Options 1 and 4 in terms of form and the ability to ensure some degree of separation with Kirby le Soken. Alternative Option 3 would also lead to the diminishing of the strategic gap between Clacton and Jaywick, however impacts are limited due to the presence of the Millers Barn and Clacton-On-Sea golf clubs and the Clacton airfield acting as strategic gaps in this regard. Alternative Option 6 has been assessed as having a minor positive impact regarding coalescence, due to its potential to integrate a strategic gap into the site regarding any merging of Little Bromley with smaller settlements within the broad area. All SAMUs and



options in Clacton and Frinton / Walton have been assessed as having positive impacts associated with distances to secondary schools, due to their presence within these settlements. This is also the case for SAMU1 within an acceptable distance of Manningtree High School. A negative impact has been highlighted for SAMU5, (and Alternative 7) in Weeley however it should be noted that rail links exist to schools in both Clacton and Colchester as appropriate. Uncertain impacts have been assessed for Alternative Option 4, due to the peripheral location of the option in relation to schools in Harwich; however bus links exist in this area. Significant negative impacts have been assessed for Alternative Options 1 and 6 due to there being no existing nearby secondary schools and a lack of sustainable transport links. Please note that accessibility to primary schools has been explored within Sustainability Objective 5 in relation to the Options' meeting thresholds for new Primary School provision on site.

TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>6) Protect and enhance natural, historic and environmental assets</b>												
- Will listed buildings and sites of potential archaeological importance be protected or enhanced?	-	-	-	-	-	-	--	+	--	+	-	-
- Will conservation areas be protected or enhanced?	-	?	?	?	0	0	?	?	?	?	0	0
- Does it provide areas of accessible green space to allow the dispersal of species?	N/A (all Options have been assessed as having the same positive impact in relation to their ability to ensure a net gain to biodiversity, enhancements to green infrastructure and ensuring habitat creation, through development at the scales proposed).											
- Will it protect or enhance designated areas of the countryside (including landscape) and coastal environment?	?	?	?	+	+	+	?	?	?	?	+	+
- Will it protect Greenfield land?	++	+	?	?	?	--	+	?	?	-	-	?

**Commentary:** The potential for heritage assets and sites of potential archaeological importance to be protected or enhanced is maximised through the scale of development enabling such areas to be avoided or sensitive design to be integrated. Despite this, negative impacts have been assessed as apparent for those SAMUs or Alternative Options that contain such assets. SAMUs 2,



3 and 4 as well as Alternative Option 6 will have negative impacts associated with a small number of Listed Buildings at site boundaries or within close proximity to each site. SAMU 1 contains a listed building 'Waterworks House' and several prominent buildings within the area however enhancement of these assets can be forthcoming. SAMU5, and Alternatives 1 and 7 have also been assessed as having negative impacts associated with Listed Buildings across the sites. Alternative Option 2 has been identified as having significant negative impacts at this stage pending further exploration should any planning application come forward. This relates to a Martello Tower Scheduled Monument to the south of the site; however it is considered that impacts can be suitably mitigated by the existing Clacton-On-Sea golf course and Clacton Airfield. Alternative Option 4 has also been assessed as having 'policy-off' negative impacts in relation to a Scheduled Monument (a Heavy Anti-aircraft gunsite 350m north east of Little Oakley Hall) to the south of the broad area. Clacton based SAMUs and Alternative Options could be expected to have positive impacts on Conservation Areas through directing growth away from such designations however the SAMUs and alternatives have been highlighted as having uncertain impacts associated with possible increased traffic movements to the Clacton Seafront Conservation Area. SAMU1 is located within a Conservation Area, however large parts of the site have been identified as areas in need of enhancement within the Conservation Area Management Plan (2010); as such uncertain impacts are highlighted. All other Options have been assessed as having uncertain impacts on such designations. Although these Options are sufficiently distanced from Conservation Areas, the locations of these Options are likely to see enhanced traffic and movements through Conservation Areas and historic cores to access town or district centre services and wider transport links. Regarding impacts on designated wildlife designations, SAMU2 and Alternative Options 1, 6 and 7 have been assessed as having no likely impact on SSSIs at this stage commensurate to the level of information known of each proposal. Alternative Option 4 ever has been assessed as having a negative impact, regarding the fact that any development proposal of this scale would require consultation with Natural England due to potential impacts on the Little Oakley Channel Deposit SSSI. In addition, a Coastal and floodplain grazing marsh priority habitat would likely be affected. This is similarly the case for SAMU3 and Alternative Option 3 regarding the Holland Haven Marshes SSSI and SAMU4 and Alternative Option 2 regarding the Clacton Cliffs and Foreshore SSSI. SAMU1 has been highlighted as having a similar impact due to being within the Impact Risk Zone for the Stour Estuaries SSSI and also being in close proximity to the Stour and Orwell Estuaries SPA and Ramsar. SAMU5 has been assessed as having a positive impact, however it should be noted that the southern part of the site is within the Impact Risk Zone for the Weeleyhall Wood SSSI (but development yields would have to be significantly high to warrant consultation with Natural England in this southern part of the site). SAMU1 is on brownfield land, with significantly positive impacts as a result regarding the loss of agricultural land as a result. SAMU3 and Alternative Option 2 have been assessed as having positive impacts regarding the loss of high grade agricultural land and landscape implications at this stage. These options will only see a loss of Grade 3 ALC, as opposed to the significant loss of Grade 1 resulting from Alternative Option 1 and negative landscape implications associated with coalescence. Alternative Option 5 has been assessed as having a minor negative impact in this regard with a relatively significant loss of Grade 2 ALC as well as coalescence associated Landscapes. SAMUs 5, 4 and 2 have been highlighted as having uncertain impacts in response to the loss of Grade 2 ALC with minimal Landscapes. This is also the case for Alternative Option 7. Alternative Option 3 will have uncertain impacts also where the Option would also have Landscapes on this land, however it is only located on Grade 3 ALC. Alternative Option 4 will similarly have negative Landscapes regarding the coalescence of Harwich, Ramsey and Little Oakley, although again the site is only located on Grade 3 ALC. Alternative Option 6 will see a significant loss of Grade 1 and 2 ALC, however will have only moderate landscape implications associated with coalescence, leading to negative impacts for this assessment criterion.



TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>7) Reduce contributions to climate change</b>												
- Will it reduce greenhouse gas emissions / renewable energy?	N/A (all Options have been assessed as having the same positive impact in regards to zero carbon and energy positive technology in so far that all have the possibility of integrating such technology and energy efficiency measures into proposals)											
- Will it reduce pollution?	+	?	?	?	+	+	?	?	+	+	+	+

**Commentary:** At the present stage, and in consideration of the level of information available for such strategic level Options, there are no known constraints on ground conditions, hazardous risks and contamination. The main source of air pollution in the District is road traffic emissions from the major roads, namely the A133 and A120 trunk roads. Despite this, SAMU5 and Alternative Options 1, 6 and 7 have been assessed as having positive impacts in comparison to other Options in reflection of the relatively undeveloped nature of both areas; this suggests that there are no known current constraints in this regard and the scale of the proposals indicate that effective mitigation measures can be integrated. Significant positive impacts are also associated with SAMU1 in this regard. Uncertain impacts have been identified for those Options within and surrounding Clacton, in reflection of their proximity to A-Roads and B-Roads and also the possibility that development at these broad locations would exacerbate any air quality issues associated with the town. It should also be considered that southern parts of SAMU3 are within 250m of waste management facilities within the industrial area of Stephenson Road. This is also the case for Alternative Option 3 regarding these waste operations. Alternative Options 4 and 5 have been assessed as having minor positive impacts associated with an assumption that current air quality in the two broad locations is not as significant an issue as in the District's principle settlement of Clacton, and in reflection of their peripheral locations.



TDC SA Objectives and sub-criteria	SAMU 1	SAMU 3	SAMU4	SAMU2	SAMU5	Alt. Option 1	Alt. Option 2	Alt. Option 3	Alt. Option 4	Alt. Option 5	Alt. Option 6	Alt. Option 7
<b>8) To conserve and enhance natural resources and reduce climate change impacts</b>												
- Will it reduce the risk of flooding? (fluvial)	++	++	++	?	++	++	-	-	-	++	++	?
- Will it reduce the risk of flooding? (surface water)	?	+	+	-	+	?	?	-	-	?	-	+
- Does it minimise waste and increase rates of reuse and recycling?	N/A (This criterion is not a specific Garden City Principle. It can be assumed that all options would adhere to this objective)											
- Will it deliver SuDS and improve drainage?	N/A (all of the Options have been assessed as having the same positive score regarding the integration of SuDS. It is considered that in theory, all of the Options can successfully integrate SuDS in response to the scale of proposals and available land).											

**Commentary:** SAMU1 is in Flood Risk Zone 1; however the western most point of the site borders Flood Zones 2 and 3 which may have surface water flood impacts. As a result, significant positive and uncertain impacts are highlighted for flood prevention. SAMU5 is also entirely within Flood Risk Zone 1 with no known surface water flood impacts. In regard to fluvial and surface water flood risk, SAMUs 3 and 4 have no significant fluvial flood risk, and in the case of SAMU3, only small areas of high risk from surface water flooding; however again these can be factored into any proposal of this scale. SAMU4 has only very small and insignificant areas of high risk from surface water. SAMU2 at Hartley Gardens has more significant fluvial and surface water flood risk, and these will have to be factored into any masterplan. Alternative Option 1 has no fluvial flood risk concerns, however quite a lot of small pockets of high risk from surface water flooding. Alternative Option 4 is similar, however with a smaller amount of larger areas of high risk from surface water flooding. Alternative Options 2, 3 and 4 all have negative impacts associated with fluvial flood risk that would be comparatively more difficult to mitigate or factor into any masterplan. Alternative Options 3 and 4 additionally have large areas at high risk from surface water flooding whilst Alternative Option 2 has less significant but still relatively large areas of high risk from surface water flooding. Alternative Option 6 has minimal land within Flood Zone 3 which can be utilised as blue infrastructure and successfully integrated into any design brief or masterplan. Despite this, a relatively large amount of the site is of high risk from surface water flooding, amounting to an overall negative impact. Alternative 7 contains a very small proportion of Flood Zone 3 at the boundaries of the sites, associated with a main river line at the south of the broad area and has small areas of identified high risk associated with surface water. There are additionally areas of Flood Risk Zone 2 associated with tributaries and water bodies on the site.





# Appendix 2: Appraisal of the Housing and Employment Site Allocations and Reasonable Alternatives

## Introduction

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This section explores the sustainability of those sites submitted for allocation within the TDC Local Plan as per the District's call-for-sites exercise and those deemed reasonable within the Council's SHELAA 2017. Throughout this section, preferred and reasonable alternative sites are assessed to the same level of detail for their potential allocation within the Local Plan. Non-strategic sites, as interpreted within this SA, are those sites that are not deemed large enough, or through their allocation would not be as significant in meeting housing and employment needs as those explored for an expanded settlement, garden village or garden suburb.

Non-strategic sites have been grouped per broad area in line with those areas or settlements highlighted within Policy LP1 of the Local Plan. Whilst the allocated sites and reasonable alternatives have been assessed alongside each other and to the same level of detail, any cumulative impacts arising from the preferred allocations have been explored alongside those for the allocated strategic sites and Garden Community as assessed within the Section One SA.

## The categorisation of sites in this SA for the purposes of identifying and selecting the reasonable alternatives dealt with

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The requirement for the SA and plan-making process to develop and assess reasonable alternatives is one that is often difficult to interpret in a useful manner; such is the content of a Local Plan, covering a wide range of strategic and non-strategic issues. With this in mind, this section of the SA sets out how alternatives have been categorised in order to clearly identify relevant alternatives for the different preferred sites of the Plan.

This SA categorises sites by:

- Broad location, for the purposes of exploring sites within the context of the settlement hierarchy / spatial strategy and also in identifying possible cumulative impacts.

## The District Council's Local Plan call-for-sites exercise and SHELAA 2017

The Council invited any interested parties to submit sites for consideration to be allocated for all land uses, including those for housing, employment and Gypsy and Traveller allocation. It should be acknowledged however that no Gypsy and Traveller accommodation options were forthcoming from this process.

The call-for-sites process formed the basis for exploring land availability in the District for allocation in the Local Plan. The availability, achievability and suitability of each submitted site for housing was explored in an updated Strategic Housing & Employment Land Availability Assessment (SHELAA), as required by LPAs in the preparation of a Local Plan within the NPPF.



## Sites excluded from the Local Plan and SA processes

A number of sites have been excluded from the SA process for several of reasons. Planning Advisory Service (PAS) guidance states that,

*'Potential sites – identified for example through a SHLAA – should be progressively filtered until a 'short list' of reasonable sites options is generated. In filtering sites, you can use three broad sets of criteria. If sites don't satisfy these criteria they aren't 'reasonable' alternatives and should be discounted.*

*- Exclusionary criteria – e.g. flood risk areas, areas of outstanding natural beauty (AONB) and green belt (taking into account Section 9 of the NPPF (paras 79-92)) and areas outside the pattern of development set out in the strategy.*

*- Discretionary criteria – e.g. relating to public rights of way, agricultural land, local nature conservation designations etc. which might not lead to the exclusion of a site but would be important from a sustainability perspective and should influence the decision as to whether or not a site is taken forward (and, if it is, the conditions that might be attached to any development).*

*- Deliverability criteria – e.g. land ownership, access, planning history, viability, size etc. all of which may have a bearing on whether or not the site is deliverable as a location for development.'*

*These criteria should reflect the issues / topics / objectives used as the basis for the SA; this will obviate the need to undertake a separate and resource-intensive SA of the sites.'*

These reasons amount to, within this SA:

- The site has gained planning permission or will have been completed on sites between that, from 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2017.
- The position of the settlement within the Settlement Hierarchy. Settlements within 'Smaller Rural Settlements' as per Policy SP1: Managing Growth have been omitted from consideration in this SA as no development has been allocated within these settlements as per Policy LP1: Housing Supply. This approach is supported in line with the sustainability of such settlements and their ability to accommodate the growth proposed in a sustainable manner. The Plan states that, 'each of these smaller rural settlements can achieve a small scale increase in housing stock over the plan period. To allow for this to happen, Settlement Development Boundaries have been drawn flexibly, where practical, to accommodate a range of sites both within and on the edge of the villages and thus enabling them to be considered for small-scale residential 'infill' developments (see below), provided that it does not detrimentally impact the historic and natural environment.' The Plan adds that, 'developments which exceed 10 dwellings in size will not be permitted unless there is local support from the Town or Parish Council, an approved Neighbourhood Plan that advocates additional growth or an identified local need for affordable housing that could be addressed through a 'rural exception site'.' For this reason, this SA does not explore sites within Smaller Rural Settlements as defined in Policy SP1 (Ardleigh, Beaumont-Cum-Moze, Bradfield, Frating, Great Bromley, Great Holland, Great Oakley, Kirby-le-Soken, Little Bentley, Little Bromley, Little Oakley, Ramsey Village, Tendring, Thorpe Stain maltings, Thorrington, Weeley Heath, Wix and Wrabness).
- The yield or size of the site is too small to allocate in a strategic Plan (these sites can be considered more of a Development Management / Control matter). The threshold has been set at under 10 dwellings. These sites are classified as windfall sites within the Plan, and have not been identified for specific allocation.



Therefore they are not considered within this SA.

## Sites Explored in Clacton

The sites in the following table were put forward for allocation in the Plan Area through the District Council's on-going call-for-sites process and included where they can be deemed reasonable alternatives within the Council's SHLAA 2014 and SHELAA 2017. The table indicates provisional or indicative dwelling numbers, where such information is known and has been submitted, and based on suitable densities per hectare where not. The subsequent appraisal of these areas forms the rest of the section.

Table 66: Sites put forward for allocation in Clacton

Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
Allocated Sites			
CL8	CL2	Former Tendring 100 Waterworks Site, Clacton-on-Sea, CO16 8AW	Total: 90
CL6	CL3	522-524 St. John's Road, Clacton-on-Sea, CO16 8DY.	Total: 43
CL2	CL5	Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY.	Total: 20
NEW	CL6	Land off Cotswold Road, Clacton-on-Sea	Total: 12
NEW	CL7	Station Gateway Development, Clacton-on-Sea	Total: 60
NEW	CL43	Hartley Gardens, Land North of Bockings Elm, Clacton	As per SAMU2
NEW	CL45	Development at Oakwood Park, Clacton	As per SAMU3
NEW	CL46	Development at Rouses Farm, Jaywick Lane, Clacton	As per SAMU4
Non-Allocated Site Alternatives			
CL4	CL1	Land at Clacton Garden Centre, St. John's Road, Clacton-on-Sea, CO16 8BJ.	Total: 26
CL3	CL4	Land off Abigale Gardens, Clacton-on-Sea, CO15 5AT	Total: 20
NEW	CL9	Land North of St John's Road and West of Little Clacton Road, Clacton	Total: 95
NEW	CL10	Land between A133 and Centenary Way, Clacton	Total: 675
NEW	CL11	Land at Chester Holiday Park, Jaywick Lane, Clacton-on-Sea	Total: 14
NEW	CL12	Land Between 691 and 717 St Johns Road, Clacton	Total: 14



Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
NEW	CL13	Land Rear of 145 Jaywick Lane, Clacton-on-Sea	Total: 11
NEW	CL14	82 Jaywick Lane, Clacton-on-Sea, CO16 8BB	Total: 100
NEW	CL15	St John's Nursery, Earls Hall Drive, Clacton-on-Sea CO16 8BP	Total: 239
NEW	CL16	Rear of 109 Oxford Road, Clacton-on-Sea CO15 3TJ	Total: 12
NEW	CL17	Land Rear of Valley Road (off Nightingale Way), Clacton-on-Sea	Total: 11
CL7	CL18	Land Adjacent to Railway Station and Sadd's and St John's yard, Skelmersdale Road, Clacton	Total: 60
NEW	CL19	3 Marine Parade East, Clacton-on-Sea	Total: 14
NEW	CL20	Royal Hotel, Marine Parade East, Clacton-on-Sea	Total: 49
CL12	CL21	Former Rumours Nightclub, Rosemary Road, Clacton-on-Sea, Essex CO15 1PB.	Total: 16
CL13	CL22	Land off Gainsford Avenue, Clacton-on-Sea, Essex CO15 5AT.	Total: 65
CL14	CL23	143-145, Kings Parade, Holland-on-Sea, Essex CO15 5JL.	Total: 10
NEW	CL24	(Sandals Inn) 26 Rosemary Road, Clacton-on-Sea CO15 1NZ	Total: 23
CL15	CL25	Land off Lotus Way, Jaywick, Essex CO15 2JE.	Total: 130
NEW	CL26	Land West of Cherry Tree Avenue, Clacton-on-Sea CO15 1AS	Total: 675
NEW	CL27	Westcountry House, Cherry Tree Avenue, Clacton-on-Sea	Total: 53
NEW	CL28	Land West of Little Clacton Road, Clacton-on-Sea CO16 8BJ	Total: 1,250
NEW	CL29	Land North of Cann Hall Estate, Clacton-on-Sea CO16 8YN	Total: 1,470
NEW	CL30	Land East of Thorpe Road, Clacton	Total: 250
NEW	CL31	Land between railway line and Holland-on-Sea CO15 4BG (Sladbury's Lane site)	Total: 2,340
NEW	CL32	112-118 Oxford Road, Clacton	Total: 35
NEW	CL33	Land South East of Rush Green Road, Clacton	Total: 100



Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
NEW	CL34	Elm Farm, Little Clacton Road, Clacton	Total: 14
NEW	CL35	Earls Hall Farm, St Johns Road, Clacton	Total: 15
NEW	CL36	Land Rear of St John's Road, Clacton	Total: 85
NEW	CL37	Land at Foots Farm, South of Centenary Way, Clacton	Total: 150
NEW	CL38	Land South of Clacton Coastal Academy, Rush Green Road, Clacton	Total: 294
NEW	CL39	Land South of London Road, Clacton	Total: 220
NEW	CL40	Land at Millicents Day Centre, Greenacres, Off Valley Road, Clacton	Total: 15
NEW	CL41	27-45 Garden Road, Jaywick	Total: 10
CL5	CL42	Coppins Court, Coppins Road, Clacton-on-Sea, Essex CO15 3HS.	Total: 60
NEW	CL44	Land adjacent to Burrs Road/Sladburys Lane	Total: 640

The following tables separate the sites in Clacton into 'strategic/ medium sized' (i.e. 60 dwellings or more) and 'non-strategic' (i.e. less than 60 dwellings).





SA Objective	Site Reference																								
	Allocated					Alternatives																			
	CL 2	CL 7	CL 43	CL 45	CL 46	CL 9	CL 10	CL 14	CL 15	CL 18	CL 22	CL 25	CL 26	CL 28	CL 29	CL 30	CL 31	CL 33	CL 36	CL 37	CL 38	CL 39	CL 42	CL 44	
The rural economy	0	0	0	0	0	0	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	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																									









Table 68: Appraisal of sites – Clacton (less than 60 dwellings)

SA Objective	Site Reference																				
	Allocated			Alternatives																	
	CL 3	CL 5	CL 6	CL 1	CL 4	CL 11	CL 12	CL 13	CL 16	CL 17	CL 19	CL 20	CL 21	CL 23	CL 24	CL 27	CL 32	CL 34	CL 35	CL 40	CL 41
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
Retail, office and leisure	0	0	0	-	0	0	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																					
Emp. floorspace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cultural, Visitor and	0	0	0	0	0	0	0	0	0	0	0	0	-	-	0	0	0	0	0	0	0



SA Objective	Site Reference																				
	Allocated			Alternatives																	
	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL
	3	5	6	1	4	11	12	13	16	17	19	20	21	23	24	27	32	34	35	40	41
Tourism																					
Town centres	+	++	++	+	+	-	-	-	++	+	++	++	++	-	++	-	++	-	-	+	-
The rural economy	0	0	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	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																				
	Allocated			Alternatives																	
	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL	CL
	3	5	6	1	4	11	12	13	16	17	19	20	21	23	24	27	32	34	35	40	41
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPAs, SACs, Ramsar, NNRs, LNRs, LoWSs	0	0	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	0	0
AQMAs	0	0	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																					





## Sites Explored in Harwich and Dovercourt

The sites in the following table were put forward for allocation in the Plan Area through the District Council's on-going call-for-sites process and included where they can be deemed reasonable alternatives within the Council's SHLAA 2014 and SHELAA 2017. The table indicates provisional or indicative dwelling numbers, where such information is known and has been submitted, and based on suitable densities per hectare where not. The subsequent appraisal of these areas forms the rest of the section.

**Table 69: Sites put forward for allocation in Harwich**

Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
Allocated Sites			
HA7	HA1	Land at Low Road, Dovercourt	As per SAH2
HA4	HA2	Harwich & Parkeston Football Club, Main Road, Harwich	Total: 89
HA1	HA3	Part of Mayflower Primary School, Main Road, Harwich	Total: 15
HA8	HA4	Land at Greenfield Farm, The Green, Dovercourt	As per SAH1
Non-Allocated Site Alternatives			
NEW	HA5	Land r/o Pound Farm, Main Road, Dovercourt CO12 4HJ	Total: 30
NEW	HA6	Brickfield site off Una Road and Edward Road, Parkeston	Total: 30
HA5	HA7 / HA8	Plot 2 & 3, Stanton Europark, Dovercourt CO12 4FE	Total: 81
NEW	HA9	Land Adj. to Fryatt Hospital and Mayflower Medical Hospital, 419 Main Road, Dovercourt CO12 4EX	Total: 58
NEW	HA10	407 Main Road, Dovercourt CO12 4EU	Total: 24
NEW	HA11	Former Bernard Uniforms Factory, Main Road, Harwich CO12 3NT	Total: 27
NEW	HA12	Land by Railway Line, Ferndale Road, Harwich CO12 3BP	Total: 13
NEW	HA13	Land Opposite Public Gardens, Barrack Lane, Harwich CO12 3NS	Total: 28
HA6	HA14	Land east of Mayes Lane and south of Ramsey Road, Ramsey, Essex CO12 5EW.	Total: 112
NEW	HA15	Land between Ramsey and Little Oakley	Total: 1,710



Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
NEW	HA16	Land in the Vicinity of Michaelstowe Hall	Total: 585
NEW	HA17	Land South of Ramsey Road, Dovercourt	Total: 65
HA9	HA18	Land West of Mayes Lane, adj to Two Villages School, Ramsey	Total: 60
NEW	HA19	Main Road Car Park, Main Road, Harwich	Total: 3
NEW	HA20	Land at 139 Fronks Road, Dovercourt	Total: 15
NEW	HA21	Dovercourt Western Bypass (South West of Junction of Mayes Lane with Church Hill and Ramsey Road, Dovercourt)	Total: 480
NEW	HA22	Land at Low Road	Total: 424
HA10	HA23	Land at Burnt House Farm, Lodge Road, Ramsey	Total: 51
NEW	HA24	Land off Church Hill, Ramsey	Total: 5
HA9	HA25	Land West of Mayes Lane, Ramsey	Total: 71
NEW	HA26	Land Between Ramsey and Little Oakley	Total: 1,280

The following tables separate the sites in Harwich into 'strategic/medium sized' (i.e. 60 dwellings or more) and 'non-strategic' (i.e. less than 60 dwellings).







SA Objective	Site Reference												
	Preferred			Non Preferred									
	HA1	HA2	HA4	HA7 / 8	HA14	HA15	HA16	HA17	HA18	HA21	HA22	HA25	HA26
- Cultural, Visitor and Tourism	0	0	0	0	0	0	0	0	0	0	0	0	0
- Town centres	+	+	+	+	?	-	-	-	-	-	-	-	-
- The rural economy	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 development	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	-	-	-	-	-	-	-	-	-	-	-	-	-
- Secondary school capacity	+	+	+	+	+	-	+	+	+	?	+	+	-
- Distance to GP	-	++	+	+	--	--	--	--	--	--	+	--	--



SA Objective	Site Reference												
	Preferred			Non Preferred									
	HA1	HA2	HA4	HA7 / 8	HA14	HA15	HA16	HA17	HA18	HA21	HA22	HA25	HA26
- Open space	++	++	++	++	++	++	++	++	++	++	++	++	++
6) Protect and enhance natural, historic and environmental assets													
- Historic environment	+	+	+	+	+	?	+	+	+	+	+	+	?
- Accessible natural green space	+	+	+	+	+	+	+	+	+	+	+	+	+
- SSSIs	?	0	?	?	?	?	?	?	?	?	?	?	?
- SPAs, SACs, Ramsar, NNRs, LNRs, LoWSs	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
- AQMAs	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
8) To conserve and enhance natural resources and reduce climate change impacts													







SA Objective	Site Reference											
	Preferred	Non Preferred										
	HA3	HA5	HA6	HA9	HA10	HA11	HA12	HA13	HA19	HA20	HA23	HA24
- Town centres	+	-	-	+	+	++	++	+	+	+	?	-
- The rural economy	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 development	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	+	-	+	+	+	+	+	+	+	-	-	-
- Secondary school capacity	+	-	+	+	+	+	+	+	+	+	+	+
- Distance to GP	+	-	-	++	++	--	--	-	++	++	--	--
- Open space	++	++	++	++	++	++	++	++	++	++	++	++
6) Protect and enhance natural, historic and environmental assets												



SA Objective	Site Reference											
	Preferred	Non Preferred										
	HA3	HA5	HA6	HA9	HA10	HA11	HA12	HA13	HA19	HA20	HA23	HA24
- Historic environment	+	+	+	+	+	+	+	+	+	+	+	+
- Accessible natural green space	+	+	+	+	+	+	+	+	+	+	+	+
- SSSIs	0	?	?	0	0	0	?	0	0	0	0	0
- SPAs, SACs, Ramsar, NNRs, LNRs, LoWSs	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
- AQMAs	+	0	0	0	0	0	0	0	0	0	0	0
- Contamination	++	0	0	0	0	0	?	0	0	0	0	0
8) To conserve and enhance natural resources and reduce climate change impacts												
- Groundwater	+	+	+	+	+	+	+	+	+	+	+	+
- Fluvial flood risk	+	-	+	+	+	-	-	+	+	+	++	+
- Surface water flood risk	++	+	++	++	++	+	+	+	++	++	+	+





## Sites Explored in Frinton, Walton, Kirby le Soken & Kirby Cross

The sites in the following table were put forward for allocation in the Plan Area through the District Council's on-going call-for-sites process and included where they can be deemed reasonable alternatives within the Council's SHLAA 2014 and SHELAA 2017. The table indicates provisional or indicative dwelling numbers, where such information is known and has been submitted, and based on suitable densities per hectare where not. The subsequent appraisal of these areas forms the rest of the section.

**Table 72: Sites put forward for allocation in Frinton, Walton, Kirby le Soken & Kirby Cross**

Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
Preferred Site Allocations			
FW3	FW1	Southcliffe Trailer Park, Woodberry Way, Walton-on-Naze	Total: 15
FW5	FW2	Land at the Farm, Kirby Road, Walton-on-Naze CO14 8QS	Total: 47
FW4	FW6	Station Yard and Former Avon Works, Walton-on-Naze	Total: 40
NEW	FW41	Former Town Hall Site, Public Conveniences and Depot, Mill Lane, Walton-on-Naze	Total: 15
Non-Preferred Site Alternatives			
NEW	FW4	Former Reservoir Site, Wittonwood Road, Frinton-on-Sea CO13 9LB	Total: 37
NEW	FW5	Former Allotment Site, Butchers Lane, Walton-on-Naze CO14 8UE	Total: 13
NEW	FW3	Station Road, Walton	Total: 18
NEW	FW7	Martello Caravan Park, Kirby Road, Walton-on-Naze	Total: 310
FW6	FW8	47 The Parade, Walton-on-Naze CO14 8AS	Total: 11
FW7	FW9	Land Behind 22-52 Frinton Road, Kirby Cross CO13 0LE	Total: 28
FW8	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)	Total: 270
NEW	FW11	Land North of Kirby Cross CO13 0DY (off the Sheltons)	Total: 900
FW9	FW12	Land to South of Kirby Cross and the Railway Line, Frinton-on-Sea CO13 0FB	Total: 1,260 - 1,640





Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
NEW	FW13	Land West of Halstead Road, Kirby Cross CO13 0LS	Total: 42
FW13	FW14	Land East of Halstead Road, Kirby Cross	Total: 240
NEW	FW16	Halstead Road, Kirby Cross	Total: 75
NEW	FW17	Land South of Thorpe Road, Kirby Cross	Total: 110
FW12	FW18	Chatsworth Farm, Thorpe Road, Kirby Cross	Total: 51
FW1	FW19	Land at Turpins Farm, Elm Tree Avenue, Frinton-on-Sea CO14 8TE	Total: 210
FW10	FW20	Land North West of Martello Caravan Park, North of Lowe Chase, Walton-on-Naze	Total: 120
NEW	FW21	Land West of High Tree Avenue, Walton-on-Naze	Total: 14
NEW	FW22	Land West of Old Hall Lane, Walton-on-Naze	Total: 450
NEW	FW23	Land off First Avenue, Frinton-on-Sea CO13 9LW	Total: 67
NEW	FW24	Land Rear of 176-178 Thorpe Road, Kirby Cross	Total: 6
NEW	FW26	Land Adjacent to Willows, Little Clacton Road, Great Holland	Total: 15
NEW	FW30	North Street, Walton-on-Naze	Total: 20
NEW	FW31	Mill Lane, Walton-on-Naze	Total: 20
NEW	FW32	Land West of Edenside, Frinton-on-Sea	Total: 120
NEW	FW33	Station Car Park, Church Road, Walton-on-Naze	Total: 43
NEW	FW34	Land at rear of 185 Thorpe Road, Kirby Cross	Total: 40
NEW	FW35	Walton Mere, Walton-on-Naze	Total: 200
NEW	FW38	Land north of the Street, Kirby-le-Soken	Total: 51
NEW	FW39	Chartfield Drive, Kirby-le-Soken	Total: 24
NEW	FW40	Land north of Walton Road, Kirby-le-Soken	Total: 33

The following tables separate the sites in Frinton / Walton into 'strategic/medium sized' (i.e. 50 dwellings or more) and 'non-strategic' (i.e. less than 50 dwellings).













SA Objective	Site Reference																			
	Allocations (FW)				Alternatives (FW)															
	1	2	6	41	4	5	3	8	9	13	21	24	26	30	31	33	34	39	40	
floorspace																				
- Cultural, Visitor and Tourism	-	0	0	0	0	0	0	--	0	0	0	0	0	0	0	0	0	0	0	0
- Town centres	++	+	++	+	++	++	++	+	-	-	--	-	--	-	-	+	-	-	-	-
- The rural economy	0	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 development	0	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 (FW)				Alternatives (FW)															
	1	2	6	41	4	5	3	8	9	13	21	24	26	30	31	33	34	39	40	
- 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	0	0	?	?	0	0	0	0	0	?	0	0	
- SPAs, SACs, Ramsar, 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																				







## Sites Explored in Brightlingsea

The sites in the following table were put forward for allocation in the Plan Area through the District Council's on-going call-for-sites process and included where they can be deemed reasonable alternatives within the Council's SHLAA 2014 and SHELAA 2017. The table indicates provisional or indicative dwelling numbers, where such information is known and has been submitted, and based on suitable densities per hectare where not. The subsequent appraisal of these areas forms the rest of the section.

**Table 75: Sites put forward for allocation in Brightlingsea**

Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
Preferred Site Allocations			
BR1	BR1	Land South of Robinson Road, Brightlingsea CO7 0ST	As per SAH3
Non-Preferred Site Alternatives			
NEW	BR2	Former Astralux site, Red Barn Road, Brightlingsea	Total: 18
NEW	BR3	Land r/o 121-127 Sydney Street, Brightlingsea CO7 0AY	Total: 13
NEW	BR4	Land West of Lodge Lane, Brightlingsea	Total: 160
NEW	BR5	Land at Brightlingsea Hall Farm, West of Church Road, Brightlingsea CO7 0SA	Total: 306
NEW	BR6	Land North of Church Road, Brightlingsea	Total: 230
NEW	BR7	Land off Morses Lane, Brightlingsea	Total: 270
BR2	BR8	Land off Samson's Road, Brightlingsea CO7 0RG	Total: 12
NEW	BR9	Land East of Lime Street, Brightlingsea CO7 0BH	Total: 25









## Sites Explored in Manningtree (including Lawford and Mistley)

The sites in the following table were put forward for allocation in the Plan Area through the District Council's on-going call-for-sites process and included where they can be deemed reasonable alternatives within the Council's SHLAA 2014 and SHELAA 2017. The table indicates provisional or indicative dwelling numbers, where such information is known and has been submitted, and based on suitable densities per hectare where not. The subsequent appraisal of these areas forms the rest of the section.

**Table 77: Sites put forward for allocation in Manningtree (including Lawford and Mistley)**

Preferred Options SA reference	Draft Publication SA reference	Address	Indicative dwelling yield
Allocated Sites			
MA3	MA17	Land south of Pound Corner	Total: 25
NEW	MA18	EDME site, High Street (housing)	As per SAMU1
Site Alternatives			
NEW	MA1	Thorn Quay Warehouse, High Street, Mistley CO11 1HE	Total: 45
NEW	MA2	Edme Site, High Street, Mistley CO11 1HH	Total: 50
NEW	MA3	Former Secret Bunker, Shrubland Road, Mistley CO11 1HS	Total: 31
MA4	MA4	Affinity Water Site, Mill Hill, Manningtree CO11 2AZ	Total: 90
MA5	MA5	Land at Dale Hall, East of Cox's Hill, Lawford CO11 2LA	Total: 150
NEW	MA6	Land North of Long Road, Lawford	Total: 180
MA7	MA7	Land Adj. to Stourview Estate, Mistley CO11 1UE	Total: 50
MA2	MA8	Land South of Harwich Road, Mistley CO11 1HS	Total: 340
NEW	MA9	Land Adj. 142 Harwich Road, Mistley CO11 2DG	Total: 15
NEW	MA10	Land Off Colchester Road, Lawford	Total: 15
NEW	MA11	Land Off Trinity Road, Mistley	Total: 75
NEW	MA12	Mistley Marine	Total: 20
NEW	MA13	Land off Grange Road, Lawford	Total: 30
MA6	MA14	Land South of Long Road, Mistley	Total: 420



Preferred Options SA reference	Draft Publication SA reference	Address	Indicative dwelling yield
MA9	MA15	Mistley Place Park, North of New Road, Mistley CO11 1LU	Total: 50
MA8	MA16	Land East of New Road, Manningtree	Total: 73









SA Objective	Site Reference																		
	Allocated		Alternatives																
	MA 17	MA 18	MA 1	MA 2	MA 3	MA 4	MA 5	MA 6	MA 7	MA 8	MA 9	MA 10	MA 11	MA 12	MA 13	MA 14	MA 15	MA 16	
- Secondary school capacity	+	-	-	-	-	-	-	-	+	-	-	-	-	-	-	-	-	-	
- Distance to GP	--	+	+	+	+	++	++	+	--	+	+	+	+	+	+	++	+	+	
- Open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	
6) Protect and enhance natural, historic and environmental assets																			
- Historic environment	-	--	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	--	-
- Accessible natural green space	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
- SSSIs	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
- SPAs, SACs, Ramsar, NNRs, LNRs, LoWSs	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																			





## Sites Explored in Rural Service Centres

The sites in the following table were put forward for allocation in the Plan Area through the District Council's on-going call-for-sites process and included where they can be deemed reasonable alternatives within the Council's SHLAA 2014 and SHELAA 2017. The table indicates provisional or indicative dwelling numbers, where such information is known and has been submitted, and based on suitable densities per hectare where not. The subsequent appraisal of these areas forms the rest of the section.

**Table 79: Preferred allocations in rural service centres**

Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
Allocations			
LC2	LC1	Land at Montana Roundabout, Little Clacton	Total: 35
NEW	WE10	Development South of Thorpe Road, Weeley	As per SAMU5
NEW	WE1	Land at Weeley Council Offices	Total: 24
Alresford – alternatives			
NEW	AL1	Cockaynes Orchard, South of Cockaynes Lane, Alresford CO7 8BT	Total: 145
NEW	AL2	Land North of Cockaynes Lane, Alresford CO7 8BT	Total: 70
NEW	AL3	Land South of St Andrew's Close, Alresford CO7 8BL	Total: 46
NEW	AL4	Land South of Wivenhoe Road and West of Church Road, Alresford CO7 8AX	Total: 176
NEW	AL5	Garden Land between Railway and Wivenhoe Road, Alresford CO7 8AQ	Total: 45
NEW	AL6	Land Adjacent to 2 Wivenhoe Road, Alresford (South of Wivenhoe Road)	Total: 145
Elmstead Market - alternatives			
NEW	ELM1	Land North of Meadow Close and West of Holly Way, Elmstead Market CO7 7QR	Total: 58
NEW	ELM3	Land West of School Road, Elmstead Market CO7 7ET	Total: 65
NEW	ELM4	Land to East of School Road, Elmstead Market	Total: 10+



Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
NEW	ELM5	Land North and South of Clacton Road, Elmstead Market	Total: 10+
NEW	ELM6	Land at Blue Barn Farm, Elmstead	Total: 10+
EM1	ELM7	Land East of Tye Road, Elmstead Market	Total: 10+
NEW	ELM8	Land West Church Road, Elmstead Market	Total:40
NEW	ELM9	Land West of School Road, Elmstead Market	Total: 10+
EM2	ELM10	Land end of Orchard Close, Elmstead Market	Total: 100
NEW	ELM11	Land to South of A133 Clingoe Hill, East of B1028 Colchester Road, and North of B1027 Brightlingsea Road	Total: 10+
Great Bentley - alternatives			
GB3	GB1	Land at Sturrick's Farm, East of Sturrick's Lane, Great Bentley	Total: 75
GB4	GB2	Land Adj of Moors Lane, Great Bentley CO7 8QN	Total: 10+
GB5	GB3	Land South of Weeley Road, Great Bentley CO7 8PB	Total: 45
GB6	GB4	Station Field, East of Plough Road, Great Bentley CO7 8LG	Total: 150
NEW	GB6	Land South of Thorrington Road, Great Bentley	Total: 60
NEW	GB7	Land North of Thorrington Road, Great Bentley	Total: 90
NEW	GB8	Land West of Plough Road, Great Bentley	Total: 90
GB2	GB9	Admirals Farm, Land East of Heckfords Road, Great Bentley	Total: 10+
GB1	GB10	Land West of Heckfords Road, Great Bentley	Total: 50
NEW	GB11	Land to rear of Bold Venture, Station Road, Great Bentley CO7 8LH	Total: 22
NEW	GB12	Land at St Mary's Road, Aingers Green	Total: 10
NEW	GB13	Land West of Plough Road, Aingers Green	Total: 10+
Little Clacton - alternatives			
LC5	LC2	Land North-East of Montana Roundabout and site of Former Piggeries, rear of Lindisfarne, 59 London Road, Little Clacton	Total: 35



Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
		CO16 9RB	
NEW	LC3	Land of Springfield Meadows (incl. Greengates Mobile Home Park and land at 28 Weeley Road), Little Clacton CO16 9EW	Total: 25
LC1	LC4	Land East of The Street, Little Clacton	Total: 170
NEW	LC5	The Firs Caravan Park, London Road, Little Clacton CO16 9RN	Total: 35
LC7	LC6	Land West of Weeley Road, Little Clacton	Total: 90
NEW	LC7	Land South West of Weeley Road, Little Clacton	Total: 10+
LC6	LC8	Land West of The Street, Little Clacton (Swaine's Farm Business Park)	Total: 98
NEW	LC9	Land at Bateman Road/Weeley Road, Little Clacton	Total: 60
NEW	LC10	Land at Progress Way, Little Clacton	Total: 90
LC3	LC11	Land West of Grove Road, Little Clacton	Total: 100
NEW	LC12	Land Holland Road, Little Clacton	Total: 300
LC4	LC13	Land at rear of Hayes Garage, 24 The Street, Little Clacton	Total: 10
NEW	LC14	Land at Ideal Nurseries, Batemans Road, Little Clacton	Total: 10+
NEW	LC15	Whitegates Tennis Club, Holland Road, Little Clacton CO16 9RS	Total: 10
NEW	LC16	Land between Talbot Road and Thorrington Road, Little Clacton CO16 9ER	Total: 14
St Osyth - alternatives			
NEW	SO1	Land at Folly Farm, South of Rochford Road and rear of properties in Clacton Road and Rochford Road, St Osyth CO16 8PH	Total: 95
NEW	SO2	Land South of Clacton Road, St Osyth CO16 8PR	Total: 80
NEW	SO3	Land between Clacton Road and B1027 (Bypass Road), St Osyth CO16 8PU	Total: 15
NEW	SO4	The Priory Estate, St Osyth CO16 8NY	Total: 190
NEW	SO5	Land North of B1027/East of Clay Lane, St Osyth (alongside St	Total: 10+



Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
		Osyth Bypass)	
Thorpe-le-Soken - alternatives			
NEW	TS1	Land North of Abbey Street, Thorpe-le-Soken CO16 0JH	Total: 40
NEW	TS2	Land North of New Town Road, Thorpe-le-Soken CO16 0ER	Total: 60
NEW	TS3	Land off Lonsdale Road, Thorpe-le-Soken	Total: 83
TS2	TS4	Land South of Frinton Road, Thorpe-le-Soken	Total: 80
TS3	TS5	South of Frinton Road, entrance to Lifehouse Spa complex, Thorpe-le-Soken CO16 0JD	Total: 66
NEW	TS6	Land at Thorpe Maltings & Former King Edward VII Public House, Station Road, Thorpe-le-Soken	Total: 54
NEW	TS8	Land at Grange Farm Corner, Station Road, Thorpe-le-Soken	Total: 25
NEW	TS9	Land at Rose Farm Quarry, Thorpe Park Lane, Thorpe le Soken	Total: 10+
TS1	TS10	Land at Landermere Road, Thorpe-le-Soken	Total: 10+
Frating / Great Bromley - alternatives			
NEW	FGB2	Area 1: South of Frating	Total: 1,500
NEW	FGB3	Area 2: East of Frating/Great Bromley	Total: 1,200
NEW	FGB4	Area 3: West of Frating/Great Bromley	Total: 1,500
NEW	FGB5	Area 4: South West	Total: 1,500
NEW	FGB6	Area 6: Ravens Green	Total: 1,200
NEW	FGB8	Land at Frating, Frating	Total: 50
NEW	FGB9	Land Adj. Chapel House, Ardleigh Road, Great Bromley	Total: 15
Weeley Alternatives			
NEW	WE2	Land between Tendring Park Services and Weeley Bridge, CO16 9AD	Total: 800
NEW	WE3	South Railway, Gutteridge Hall Lane, Weeley	Total: 1,000



Preferred options SA Reference	Draft Publication SA reference	Address	Indicative dwelling yield
NEW	WE4	Land at Starena Lodge, Off Clacton Road, Weeley	Total: 205
NEW	WE5	West A133, Weeley	Total: 1,200
NEW	WE6	West A133, Weeley	Total: 2,000
WE5	WE7	Land at Hawk Farm, North of B1033, Weeley CO16 9AG	Total: 370
NEW	WE8	Land at Saxon Lodge, Colchester Road, Weeley	Total: 34
NEW	WE9	Land East of Crematorium, Weeley CO16 9JP	Total: 300
NEW	WE11	Land off St Andrew's Road, Weeley CO16 9HR	Total: 16
NEW	WE12	Land West of Clacton Road, Weeley	Total: 120
WE6	WE13	Homestead Caravan Park, Thorpe Road, Weeley	Total: 30
NEW	WE14	Land forming part of Ash Farm and Brokhowse, Thorpe Road, Weeley	Total: 280
NEW	WE15	Land North of Colchester Road and Thorpe Road, Weeley	Total: 300
NEW	WE16	Brook Farm, Thorpe Road, Weeley	Total: 13
NEW	WE17	Land Rear of 49 The Street, Weeley	Total: 6
NEW	WE18	Hillside Garden Centre, Weeley	Total: 45
WE7	WE19	Land to rear of Rainbow Nursery, Weeley	Total: 126







SA Objective	Site Reference															
	Allocation	Alternatives														
	LC 1	LC 2	LC 3	LC 4	LC 5	LC 6	LC 7	LC 8	LC 9	LC 10	LC 11	LC 12	LC 13	LC 14	LC 15	LC 16
- Town centres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- The rural economy	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 development	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Secondary school capacity	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
- Distance to GP	+	+	--	--	--	--	--	--	--	--	--	--	--	--	--	--
- Open space	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6) Protect and enhance natural, historic and environmental assets																







Table 81: Appraisal of sites – Alresford

SA Objective	Site Reference					
	Alternatives					
	ALR1	ALR2	ALR3	ALR4	ALR5	ALR6
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
- Retail, office and leisure	0	0	0	0	0	0
- Greenfield / Brownfield / Landscape	-	-	-	-	-	-
- Accessibility	-	-	-	-	-	-
3) Harness the District's economic strengths						
- Employment floorspace	0	0	0	0	0	0
- Cultural, Visitor and Tourism	0	0	0	0	0	0
- Town centres	-	-	-	-	-	-



SA Objective	Site Reference					
	Alternatives					
	ALR1	ALR2	ALR3	ALR4	ALR5	ALR6
- The rural economy	0	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways						
- Public transport	++	++	++	++	++	++
- Port related development	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	+	+	+	-	+	+
- Accessible natural green space	+	+	+	+	+	+



SA Objective	Site Reference					
	Alternatives					
	ALR1	ALR2	ALR3	ALR4	ALR5	ALR6
- SSSIs	?	?	?	?	?	?
- SPAs, SACs, Ramsar, 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						
- Groundwater	+	+	+	+	+	+
- Fluvial flood risk	+	+	+	+	+	+
- Surface water flood risk	++	++	++	++	++	++
- Mineral safeguarding	0	0	0	0	0	0
- Waste consultations	0	0	0	0	0	0



Table 82: Appraisal of sites – Elmstead Market

SA Objective	Site Reference									
	Alternatives									
	ELM1	ELM3	ELM4	ELM5	ELM6	ELM7	ELM8	ELM9	ELM10	ELM11
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
- Retail, office and leisure	0	0	0	0	-	0	0	0	0	0
- Greenfield / Brownfield / Landscape	-	-	-	--	--	-	-	-	-	-
- Accessibility	-	-	-	--	--	-	-	-	-	-
3) Harness the District's economic strengths										
- Employment floorspace	0	0	0	0	-	0	0	0	0	0
- Cultural, Visitor and Tourism	0	0	0	0	0	0	0	0	0	0
- Town centres	-	-	-	-	--	--	-	-	-	-











SA Objective	Site Reference												
	Alternatives												
	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8	GB9	GB10	GB11	GB12	GB13
- Cultural, Visitor and Tourism	0	0	0	0	0	0	0	0	0	0	0	0	0
- Town centres	-	-	-	-	-	-	-	-	-	-	-	--	--
- The rural economy	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 development	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	-	-	-	-	-	-	-	-	-	-	-	-	-
- Secondary school	-	-	-	-	-	-	-	-	-	?	-	-	-







Table 84: Appraisal of sites – St Osyth

SA Objective	Site Reference					
	Alternatives					
	SO1	SO2	SO3	SO4	SO5	SO6
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
- Retail, office and leisure	0	0	0	0	0	0
- Greenfield / Brownfield / Landscape	-	-	-	--	-	-
- Accessibility	-	-	-	--	-	-
3) Harness the District's economic strengths						
- Employment floorspace	0	0	0	0	0	0
- Cultural, Visitor and Tourism	0	0	0	0	0	0
- Town centres	-	-	-	--	-	-



SA Objective	Site Reference					
	Alternatives					
	SO1	SO2	SO3	SO4	SO5	SO6
- The rural economy	0	0	0	0	0	0
4) Minimise transport growth whilst capturing the economic benefits of international gateways						
- Public transport	+	+	+	+	+	+
- Port related development	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	+	+	+	+	+	+
- Accessible natural green space	+	+	+	+	+	+





SA Objective	Site Reference					
	Alternatives					
	SO1	SO2	SO3	SO4	SO5	SO6
- SSSIs	?	?	0	?	?	?
- SPAs, SACs, Ramsar, 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						
- Groundwater	+	+	+	+	+	+
- Fluvial flood risk	+	+	+	+	+	+
- Surface water flood risk	++	+	++	+	++	+
- Mineral safeguarding	0	0	0	0	0	0
- Waste consultations	0	0	0	0	0	0



Table 85: Appraisal of sites – Thorpe-le-Soken

SA Objective	Site Reference									
	Alternatives									
	TS1	TS2	TS3	TS4	TS5	TS6	TS8	TS9	TS10	
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
- Retail, office and leisure	0	0	0	0	0	0	0	0	0	0
- Greenfield / Brownfield / Landscape	-	-	-	-	-	--	--	--	-	-
- Accessibility	-	-	-	-	-	--	--	--	-	-
3) Harness the District's economic strengths										
- Employment floorspace	0	0	0	0	0	0	0	0	0	0
- Cultural, Visitor and Tourism	0	0	0	0	0	0	0	0	0	0
- Town centres	-	-	-	-	-	--	--	--	-	-







Table 86: Appraisal of sites – Frating / Great Bromley

SA Objective	Site Reference						
	Alternatives						
	FGB2	FGB3	FGB4	FGB5	FGB6	FGB8	FGB9
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
- Greenfield / Brownfield / Landscape	-	--	--	-	-	-	--
- Accessibility	-	-	-	-	-	-	--
3) Harness the District's economic strengths							
- Employment floorspace	0	0	0	0	0	0	0
- Cultural, Visitor and Tourism	0	0	0	0	0	0	0
- Town centres	-	-	-	-	-	-	--



SA Objective	Site Reference						
	Alternatives						
	FGB2	FGB3	FGB4	FGB5	FGB6	FGB8	FGB9
- The 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 development	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	--	--	--	--	--	--	--
- Open space	++	++	++	++	++	++	++
6) Protect and enhance natural, historic and environmental assets							
- Historic environment	-	+	-	-	+	+	+
- Accessible natural green space	+	+	+	+	+	+	+



SA Objective	Site Reference						
	Alternatives						
	FGB2	FGB3	FGB4	FGB5	FGB6	FGB8	FGB9
- SSSIs	0	0	0	0	0	0	0
- SPAs, SACs, Ramsar, NNRs, LNRs, LoWSs	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
- AQMAs	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							
- Groundwater	?	?	+	+	+	+	+
- Fluvial flood risk	+	+	+	+	+	+	+
- Surface water flood risk	?	?	?	?	?	?	++
- Mineral safeguarding	0	0	0	0	0	0	0
- Waste consultations	0	0	0	0	0	0	0













## Employment Allocations

The sites in the following table were put forward for allocation in the Plan Area through the District Council's on-going call-for-sites process and included where they can be deemed reasonable alternatives within the Council's ELR 2015 and SHELAA 2017. The subsequent appraisal of these areas forms the rest of the section.

**Table 88: Employment Allocations**

Preferred options SA Reference	Draft Publication SA reference	Address	Allocation size
Preferred Site Allocations			
EMP1	SAE4	Mercedes Site, Bathside Bay-	7.4ha
EMP2	SAE7	Stanton Europark	2.4ha
EMP3	SAE3	Lanswood Park	1.2ha
EMP4	SAE5	Development at Mistley Port	Safeguarding existing use
EMP5	SAE6	Development at Mistley Marine	Safeguarding existing use
EMP6	SAE1	Carless Extension, Harwich	4.5ha
EMP7	SAE2	Land south of Long Road, Mistley	2ha
Non-Preferred Site Alternatives			
NEW	EMP8	Clacton Factory Outlet, Stephenson Road West, Clacton	6.93ha
EMP11	EMP9	Old Gas Work Site, Old Road, Clacton	1.12ha
NEW	EMP10	Land to the West of Haltermann Carless Refinery, Parkeston	15ha
NEW	EMP11	Land East Old Ipswich Road, Ardleigh	2ha
NEW	EMP12	Land at 2 Shakespeare Cottages, Turnpike Close, Ardleigh	0.9ha



Table 89: Appraisal of Employment Site Options

SA Objective	Site Reference and Size											
	Allocations							Alternatives				
	SAE4	SAE7	SAE3	SAE5	SAE6	SAE1	SAE2	EMP8	EMP9	EMP10	EMP11	EMP12
1) To provide decent and affordable homes for all												
- Housing growth	0	0	0	0	0	0	0	0	0	0	0	0
- Housing types	0	0	0	0	0	0	0	0	0	0	0	0
- Housing design / density	0	0	0	0	0	0	0	0	0	0	0	0
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
- Retail, office and leisure	++	++	++	++	++	++	++	++	++	++	++	++
- Greenfield / Brownfield / Landscape	+	-	+	++	++	+	-	++	++	-	--	--
- Accessibility	++	+	--	+	+	-	-	-	++	-	-	--
3) Harness the District's economic strengths												
- Employment floorspace	++	++	++	++	++	++	++	++	++	++	++	++
- Cultural, Visitor and Tourism	0	0	0	0	0	0	0	0	0	0	0	0
- Town centres	++	+	--	+	+	-	-	-	++	-	-	--











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