

From: HOLLINGWORTH Sam <[REDACTED]>
Sent: 31 August 2021 12:10
To: Planning Policy <planning.policy@tendringdc.gov.uk>
Cc: BAKER Rory <[REDACTED]>
Subject: Tendring Local Plan Section 2 Main Modifications consultation - response on behalf of Greenwich Hospital

Dear Sir / Madam,

Please find attached a response to consultation on the Tendring Local Plan Section 2 Main Modification, on behalf of Greenwich Hospital.

If you require these in an alternative format to assist in processing (e.g. in Word) please do not hesitate to ask.

In the meantime, I would be most grateful if you could confirm safe receipt please.

Kind regards,

Sam

Sam Hollingworth

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Consultation Response

Tendring Local Plan Section 2 – Main Modifications

Prepared by Strutt & Parker on behalf of Greenwich Hospital

August 2021

1.0 Introduction and Background

- 1.1 Strutt and Parker made representations on the Tendring District Local Plan Publication (Regulation 19) Draft ('the eLP') on behalf of Greenwich Hospital in 2017. These representations (Comment ID LPPuD297 and LPPuD298) were duly made.
- 1.2 The focus of representations was Policy SAMU2 (Hartley Gardens).
- 1.3 Strutt & Parker subsequently appeared at Local Plan Section 2 (LPS2) Examination hearing sessions Examination hearing sessions on behalf of Greenwich Hospital and in relation to Policy SAMU2.
- 1.4 As set in previous submissions, we were broadly supportive of the LPS2 and the modifications that had been proposed prior to the Examination hearing sessions, but considered that further modifications relating to matters of detail were required to ensure the LPS2 was sound.
- 1.5 Similarly we are broadly supportive of the direction of travel indicated by the main modifications published for consultation July – August 2021, but consider that these should be subject to further alterations to enable the LPS2 to be sound.
- 1.6 We have set out our suggested alterations to the proposed main modifications within this consultation response.
- 1.7 We also wish to raise that, since we last had opportunity to make submissions in respect of the LPS2, we have had initial discussions with Homes England regarding our plans for Hartley Gardens. Within their broad remit as the Government's housing accelerator, Homes England have committed to continue to discuss potential opportunities to help us deliver the vision for the site if allocated as a Strategic Housing site within the Tendring Local Plan.

2.0 Response to proposed main modifications

MM43.2

- 2.1 MM43.2 comprises introduction of a new paragraph (9.2.1) which is proposed to read as follows:

Hartley Gardens is the largest proposed area for mixed use development in the Local Plan. It is anticipated that housing delivery on the site will not commence until years 2025-2030 of the plan period. The Council wishes to deliver a sustainable urban extension on the site that is planned and delivered through a master-planned approach to be set out in a site specific Hartley Gardens Supplementary Planning Document (SPD). This will ensure a comprehensive and co-ordinated approach that identifies the land use, design, environmental and infrastructure requirements for the site and will be used to inform, assess and determine planning applications and co-ordinate a comprehensive, integrated and sustainable development and a high quality well designed place...

- 2.2 We welcome the fact that the Council is no longer suggesting that a DPD will have to be prepared to guide the future development of Hartley Gardens.
- 2.3 As set out within our Matter 3 Hearing Statement, a requirement for a DPD would result in an additional, unnecessary tier of plan-making and resultant delay.
- 2.4 The NPPF (2012) makes clear that additional development plan documents should only be used where clearly justified. In this case, there is clearly no such justification.
- 2.5 As also set out in our Matter 3 Hearing Statement, we consider that an SPD will be more appropriate, mindful that the SPD should be used where they can help applicants make successful applications or aid infrastructure delivery.
- 2.6 The proposed main modifications make clear that the purpose of the requirement to prepare an SPD is to ensure a coordinated, comprehensive, integrated and sustainable development of Hartley Gardens, and that it will be a high quality, well designed place.
- 2.7 An SPD is not the only, or necessarily the most effective or appropriate, way to achieve this.
- 2.8 As pointed out within our Matter 3 Hearing Statement, other Local Plans have required the preparation of a masterplan (rather than a SPD or DPD) to inform future planning

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applications in similar circumstances and in order to achieve similar objectives. Such an approach has been found sound.

- 2.9 Benefits of allowing preparation of a masterplan to achieve a coordinated approach to development include the comparative lack of resource implications for the Local Planning Authority, compared to preparation of a DPD or SPD. We note that the Hartley Gardens SPD is not the only SPD the main modifications would commit the Council to preparing.
- 2.10 There is a risk that preparation of an SPD may take considerable time, particularly as in addition to other SPDs the Council is proposing to prepare, it will doubtless have to soon embark on a Local Plan review process, given that the current emerging Local Plan is based on the 2012 NPPF, as opposed to current national policy.
- 2.11 Whilst we do not object per se to the suggestion that an SPD be prepared, we suggest that the policy should allow for other mechanisms through which the Council's aims for an SPD could be achieved. It would clearly be unjustified to preclude alternative ways of achieving the same objectives, particularly if such alternative approaches have additional benefits.
- 2.12 Furthermore, we consider that in order to be effective, the policy requires further modifications to ensure that development would still come forward in a comprehensive and coordinated manner at Hartley Gardens, even in the event that the proposed SPD were not to progress in a timely manner.
- 2.13 As such, we propose the following amendments to the proposed main modifications (changed in red).

9.2.1 Hartley Gardens is the largest proposed area for mixed use development in the Local Plan. It is anticipated that housing delivery on the site will not commence until years 2025-2030 of the plan period. The Council wishes to deliver a sustainable urban extension on the site that is planned and delivered through a master-planned approach. This will be achieved through the preparation of a site specific Hartley Gardens Supplementary Planning Document (SPD); or, alternatively, the preparation of a masterplan which addresses the objectives of SAMU2 to the satisfaction of the Local Planning Authority. This Whether through an SPD or a masterplan that has been prepared to the satisfaction of the Local Planning Authority, the approach will ensure a comprehensive and co-ordinated approach that identifies the land use, design, environmental and infrastructure requirements for the site and will be used to inform, assess and determine planning applications and co-ordinate a comprehensive, integrated and sustainable development and a high quality well designed place.

MM43.3

- 2.14 For the reasons set out in our response to MM43.1, we propose the following alternations to this main modification (our proposed changes in red):

9.2.2 Policy SAMU2 below sets out specific requirements for this development site including the matters to be addressed through the Hartley Gardens SPD. The overall vision for this location is to deliver a high quality comprehensively planned new sustainable neighbourhood to include 1,700 homes and supporting physical, social and green infrastructure. Although it is anticipated only 800- 1,000 Not all of these homes will be delivered within this Plan period and it is expected that the majority of development will take place after 2033. Any planning applications for development should be consistent with Policy SAMU2 and other requirements set out in the SPD or relevant masterplan that has been prepared to the satisfaction of the Local Planning Authority. ~~will be expected to comply with, and assist in the delivery of the delivery of these concepts and requirements along with other relevant policies in the Local Plan. The SPD / masterplan~~ will deal with the whole site and its integration with its surrounding communities, wider countryside and the town centre. Policy SAMU2 allows for the potential for some development to come forward in advance of the preparation and adoption of the SPD / masterplan where applications conform with the wider master-planned approach and would not prejudice ~~to~~ the overall delivery of the Hartley Gardens development. The Council will work with relevant landowners, developers and other partners, in consultation with the local community, to ensure that the development is delivered in a way that brings the supporting economic, social and environmental benefits to the community and the wider district.

MM43.4 (Policy SAMU2)

- 2.15 For the reasons set out in our response to MM43.1, we also propose the following alterations to main modification MM43.4, which comprises Policy SAMU2 (our proposed changes in red).

Land north of Bockings Elm and west of A133 shown on the Map SAMU2, is allocated for long-term mixed use development as follows for the phased and comprehensive delivery of the following:

a. 800-1,000 approximately 1,700 new homes of mixed sizes and types to meet evidenced local housing need within the Council's most up to date Strategic Housing Market Assessment and to include 30% affordable housing as set out in Policy LP5 as per the Council's requirements up to 2033; [MOD A]

b. at least up to 7 hectares of land for employment; [MOD B]

c. 2.1 hectares of land for a new two-form entry primary school with co-located 56 place early years and childcare facility, 1.3 hectares of land for a second 56 place standalone early years and childcare nursery (D4 use) and/or financial contributions towards primary school and secondary school provision as required by the Local Education Authority based on evidenced need through Section 106 Planning Obligations; [MOD C]

d. New facilities and/or financial contributions to support new health provision based on evidenced need; [MOD D]

e. 1 hectare of public open space Green infrastructure which should provide a multi-functional and connected network, including amenity green space, parks, allotments and natural and semi natural green space (meeting the standards set out in Policy HP5) and providing for attractive green walking and cycling routes; [MOD E]

f. To deliver at least 10% biodiversity net gain; [MOD F]

g. A sustainable movement network, including principal points of highway access, a hierarchy of streets, facilitating public transport and prioritising the connection of walking and cycling routes within the site and beyond; and [MOD G]

h. The provision of sufficient utility infrastructure working with the relevant infrastructure providers to ensure that such provision is achieved in a timely manner. [MOD H]

The development will follow a comprehensively master-planned approach to be set out in a site-specific Supplementary Planning Document (SPD) or masterplan that has been prepared to the satisfaction of the Local Planning Authority. The purpose of the SPD / masterplan will be as follows:

- i. provide further detail on the geographical extent and boundary of the allocation, ensuring a defensible and sensitive boundary to the open countryside beyond;
- ii. provide the means to inform, assess and determine planning applications and secure comprehensive, coordinated and integrated sustainable development; and
- iii. facilitate and support the co-ordination and timely delivery of the green, social and physical infrastructure necessary to facilitate growth in this location. The above requirements aim to ensure the comprehensive and co-ordinated development of the site, to ensure the masterplanning principles below are addressed and to provide a clear delivery plan to ensure the right infrastructure is funded and delivered at the right place and at the right time. [MOD I]

In addition, development in advance of the Hartley Gardens SPD / masterplan may be permitted provided that:

- There would be no conflict or prejudice to the delivery of the wider Hartley Gardens development (including its infrastructure requirements) and would not undermine the integrated and co-ordinated approach to the wider development;
- The development demonstrably conforms to the policy requirements and principles of Policy SAMU 2 Hartley Gardens;
- The proposal can demonstrate that it would not compromise the delivery of a site wide highway infrastructure strategy, or the delivery of sustainable modes of

transport within the scheme and that the residual impacts upon the transport network will not be severe. [MOD J]

Masterplanning Principles

Proposals must The Hartley Gardens SPD / [masterplan](#) will provide further guidance to meet the following principles and all development proposals should accord with these:

i) create a series of permeable and legible well defined streets which prioritise cycle and pedestrian routes which link into the existing built up area and local facilities (e.g. retail and schools);

j) identify off site highway works required to support new development, their phasing and funding;

k) identify public transport measures to ensure sufficient access to the site by bus, rail, walking and cycling routes within the site with strong and positive linkages to the existing network;

l) create a high quality built and natural environment that respects the built and landscape character and context of the local area and which reflects the guidance in the National Design Guide and the Essex Design Guide;

m) incorporate in the design of new development measures to minimise the contribution to climate change and to ensure new development is resilient and adaptable to the effects of climate change;

n) create a connected multi-functional green infrastructure network which protects and enhances existing site features of landscape and ecological value and any veteran trees, hedgerows and other important landscape features and important habitats;

o) ensure no net loss of biodiversity, and to deliver a 10% net gain as well as securing positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create functional ecological networks;

p) establish a sustainable drainage system across the site that integrates with the green infrastructure network and utilises where practicable existing watercourses (e.g. Hartley Brook and Pickers Ditch), ponds, ditches and any greenways associated with retained hedgerows and maximised habitat value;

q) create a landscape structure that retains and utilises existing landscape features (such as hedgerows, trees, Hartley Brook and Pickers Ditch) and uses new planting and landscaping to sensitively integrate new built development and provide an attractive green setting;

r) use structural planting and the location, orientation and design of new buildings to maintain the landscape setting and separate identity of Little Clacton and to carefully screen and sensitively integrate new infrastructure and buildings from the open countryside to the west to minimise any visual impact;

s) identify opportunities to preserve and enhance the setting and significance of heritage assets, including at Bovills Hall, Earls Hall and Dutchess Farmhouse and Bluehouse Farm;

kt) 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;

u) demonstrate that no internationally designated sites would be adversely affected by the development either alone or in combination with other proposals as per the requirements of Policy PPL4 and future proposals will need to demonstrate no adverse impact on water quality as per the requirements of Policy PPL5; and

v) demonstrate how a phased approach to development can deliver the required infrastructure in a coordinated and timely manner and to create an integrated and sustainable community. [MOD K]

~~e. Inclusion of a master planned approach which addresses the opportunities for 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 access must be from the new link road. To provide a strategic site wide movement 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 h. 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 minimise visual impacts through the inclusion of mitigation measures; l. due regard should be given to the setting and significance of other heritage assets~~

~~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. [MOD L]~~

Overview

- 2.16 To reiterate, we welcome the direction of travel suggested by the proposed main modifications and consider that with some relatively minor, albeit necessary, alterations to these, LPS2 will be capable of being sound, and will enable the effective delivery of sustainable development at Hartley Gardens. Nevertheless, we do consider that the above suggested alterations to the proposed main modifications are necessary to ensure Policy SAMU2 is sound (in particular, that it is effective).
- 2.17 If clarity over any of the proposed alterations to the main modifications, or the rationale for seeking these, is required, we would be more than happy to discuss further.

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- 2.18 We look forward to working with the Council and other stakeholders to progress proposals for Hartley Gardens and realise the substantial benefits this development has the potential to deliver.