

Tendring
District Council



**TENDRING DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK**

Planning Services

**Core Strategy and
Development Policies Document**

Statement of Changes to the Proposals Maps

October 2010

1. Introduction

- 1.1 A requirement of Regulation 24 of the Town and Country Planning (Local Development) (England) Regulations 2008 is that, on publishing the proposed submission version of the Core Strategy (in accordance with Reg 27), the Council must also publish a statement identifying any changes to the statutory 'Proposals Map' that would result from the final adoption of the Core Strategy. For Tendring, the current statutory Proposals Map accompanies the Tendring District Local Plan (adopted in 2007).
- 1.2 The maps forming part of the Local Plan will remain as the statutory Proposals Map until the Council publishes and thereafter adopts new Proposals Maps as part of the Site Allocations Document later in the LDF process. It is however anticipated that the Site Allocations Document will be published as a 'proposed submission draft' (Reg 27) prior to adoption of the Core Strategy and therefore the new Proposals Map, albeit a draft, will carry a degree of material weight for Development Management purposes.
- 1.3 From close inspection of the current Local Plan proposals may, the Council does not consider that the introduction of the Core Strategy will, itself, necessitate many changes. However, the introduction of the later Site Allocations Document, with new Proposals Map, will introduce a significant number of changes, not least the identification of new development sites for the 2011 to 2031 period.
- 1.4 This document considers all the designations and policy notations from the Local Plan Proposals Maps and explains what their status will be on adoption of the Core Strategy, assuming that the proposed submission draft (as published) is found by a Planning Inspector to be sound and can be adopted by the Council.

2. Current Proposals Maps Notations

- 2.1 The following section of this document considers all the notations on the current Local Plan Proposals Map and identifies whether any changes would be introduced as a result of adopting the Core Strategy, with some indication as to how that notation might be treated in the future Site Allocations Document.

Local Plan/District Boundary

Relevant Local Plan policies: All

Implication of adopting the Core Strategy: None. Unless there is a change to the district's administrative boundary before adoption of the Site Allocations Document (which is not currently anticipated), the proposals and policies in the Core Strategy will apply to the plan area currently shown on the Local Plan Proposals Map.

Inset Map Area

Relevant Local Plan policies: N/a – these are a purely practical measure to enable policy designations to be viewed at a more legible scale for individual towns and villages in the district.

Implication of adopting the Core Strategy: None. Although the introduction of the new Site Allocations Document and Proposals Maps may necessitate revisions to these boundary of existing inset map areas to best present the policy notations affecting defined settlements and new insets will need to be provided for the villages of Little Bentley and Little Bromley where it is proposed to re-introduce settlement development boundaries.

Development Boundary

Relevant Local Plan policies: QL1, HG1, HG3 and RA4.

Implication of adopting the Core Strategy: None. Settlement Development Boundaries will be comprehensively reviewed as part of the Site Allocations Document Proposals Map including the introduction of new boundaries for Hare Green, Little Bentley and Little Bromley. These new boundaries will carry an element of material weight on publication of the Site Allocations Document. Core Policy 1 'Containing Urban Growth' will provide the new policy context for this notation.

Urban Regeneration Area

Relevant Local Plan policies: QL6, CL14a, CL15a, HAR12, LMM1 and BR1

Implication of adopting the Core Strategy: None. The same Urban Regeneration Areas identified in the Local Plan are also identified in Core Policy 12 of the Core Strategy. However, the boundaries of those Urban Regeneration Areas will be the subject of a comprehensive review as part of the Site Allocations Document Proposals Map. On publication of the Site Allocations Document the revised boundaries will carry an element of material weight.

Design Briefs/Mixed Use

Relevant Local Plan policies: CL8, CL4, CL14a, HAR12, LMM1 and BR3

Implication of adopting the Core Strategy: None. These mixed-use development areas all have the potential to accord with the spatial strategy as set out in the Core Strategy. Through the Site Allocations Document Proposal Map it will be possible to review any boundaries and introduce new sites, mainly in the 'key project' areas.

Allocated Employment Sites

Relevant Local Plan policies: QL5, ER1 and RA1

Implication of adopting the Core Strategy: None. All current Local Plan employment allocations yet to be developed have the potential to accord with the spatial strategy as set out in the Core Strategy. Through the Site Allocations Document Proposal Map it will be possible to review any boundaries and introduce new sites, where appropriate, where they accord with the spatial strategy. A key piece of evidence in this respect will be the Council's Employment Study (part 2) undertaken by GVA Grimley. Core Policy 13 in the Core Strategy will provide the new policy context for this notation.

Principle Business and Industrial Areas

Relevant Local Plan policies: ER2

Implication of adopting the Core Strategy: None. These areas will be subject to the same issues explained above in relation to allocated employment sites where Core Policy 13 in the Core Strategy will provide the policy context for both allocated and safeguarded sites.

Development in Vicinity of Carless

Relevant Local Plan policies: HAR3

Implication of adopting the Core Strategy: None. Whilst, due to the very specific proposed use of this land, the Core Strategy does not explicitly refer to the expansion of Carless Refinery, if deemed appropriate, this allocation could be carried forward into the Site Allocations Document as a specific proposal. Due to the land's proximity to the refinery, no other form of development other than that related to the expansion of the refinery is likely to be acceptable.

Tourism and Leisure Uses

Relevant Local Plan policies: ER16, CL2, HAR8, FW1 and RA3

Implication of adopting the Core Strategy: None. Most of the specific areas that this policy notation relates to would remain broadly in accordance with the objectives and projects in the Core Strategy. Through the Site Allocations Document and the Clacton Town Centre and Seafront Area Action Plan (AAP), the boundaries and nature of tourism and leisure uses will be the subject of a careful review at which stage alterations, where necessary, will be introduced on the new Proposals Maps.

Caravan and Chalet Parks

Relevant Local Plan policies: ER18

Implication of adopting the Core Strategy: None. Core Policy 15 in the Core Strategy still advocates the safeguarding of existing caravan and chalet parks. However, through the Site Allocations Document there will be a comprehensive review of which parks ought to be safeguarded, expanded or boundaries amended as part of the new Proposals Map.

Protection of Hotels, Guest Houses and Holiday Homes

Relevant Local Plan policies: ER24

Implication of adopting the Core Strategy: None. The main area to which this policy applies is Clacton for which, through the Clacton Town Centre and Seafront Area Action Plan (AAP), a new policy and specific Proposals Map will be introduced setting out the area to which the continued protection of hotels, guesthouses and holiday homes will apply. This takes forward the concepts set out in Project 1 of the Core Strategy and the thrust of Core Policy 15.

Amusement Centres

Relevant Local Plan policies: ER29, CL5, HAR8, FW2

Implication of adopting the Core Strategy: None. Most of the specific areas that this policy notation relates to would remain broadly in accordance with the objectives and projects in the Core Strategy. Through the Site Allocations Document and the Clacton Town Centre and Seafront Area Action Plan (AAP), the boundaries and nature of the amusement areas will be the subject of a careful review at which stage alterations or even deletions, where necessary, will be introduced on the new Proposals Maps.

Town Centre Boundaries

Relevant Local Plan policies: ER31

Implication of adopting the Core Strategy: None. All of the defined town centres in the Local Plan are referred to in Core Policy 16 of the Core Strategy. Through the Site Allocations Document and the Clacton Town Centre and Seafront Area Action Plan (AAP), the boundaries of these centres will be the subject of a comprehensive review at which stage alterations or will be introduced on the new Proposals Maps.

Primary Shopping Area

Relevant Local Plan policies: ER32a

Implication of adopting the Core Strategy : None. The Clacton Town Centre and Seafront Area Action Plan (AAP) will introduce new policies that will supersede ER32a in accordance with PPS4 and, if necessary, redefine the Primary Shopping Area on its own Proposals Map.

District and Local Centre Boundaries

Relevant Local Plan policies: ER31

Implication of adopting the Core Strategy : All of the defined district and local (village) centres in the Local Plan are referred to in Core Policy 16 of the Core Strategy. Through the Site Allocations Document the boundaries of these centres will be the subject of a comprehensive review at which stage alterations or will be introduced on the new Proposals Maps along with the additional 'neighbourhood centres'.

Primary Shopping Frontages

Relevant Local Plan policies: ER33

Implication of adopting the Core Strategy: None. Policies on the protection of primary frontages will be introduced through the Site Allocations Document and Clacton Town Centre and Seafront Area Action Plan (AAP) in accordance with PPS4 and will be the subject of a comprehensive review and potential alteration on the relevant Proposals Maps.

District Housing Provision

Relevant Local Plan policies: HG1

Implication of adopting the Core Strategy: None. The housing allocations shown on the Local Plan Proposals Map will continue to be relevant until replaced by Proposals Maps in the Site Allocations Document which will identify additional development opportunities and make any deletions as appropriate to meet the longer-term housing requirements of the LDF.

Plotland Development

Relevant Local Plan policies: HG20

Implication of adopting the Core Strategy: None. Whilst there is no specific reference to plotland development in the Core Strategy, being a very local policy affecting a very specific area, if deemed appropriate, an equivalent could be carried forward into the Site Allocations Document.

New Community Facilities

Relevant Local Plan policies: COM4, FW3 and LMM2

Implication of adopting the Core Strategy: None. The promotion and safeguarding of community facilities will continue to be supported through Core Policy 20 and Development Policy 15 and the new Proposals Map accompanying the Site Allocations Document will identify further sites for new community facilities.

Residential Institutional Uses

Relevant Local Plan policies: COM5

Implication of adopting the Core Strategy: None. Policy DP20 will continue to support this designation, the boundaries of which could be reviewed through the preparation of the Site Allocations Document.

Protection of Existing Recreational Open Space

Relevant Local Plan policies: COM7 and COM7a

Implication of adopting the Core Strategy: None. Core Policy 11 provides protection for all forms of green infrastructure in the district and, through the Site Allocations Document, additional sites may be identified for protection.

Proposed New Recreational Open Space

Relevant Local Plan policies: COM8a

Implication of adopting the Core Strategy: None. Core Policies 11, 21 and 22 provide the standards for delivering new green infrastructure. Through the Site Allocations Document, additional sites for proposed open space will be identified.

Allotments

Relevant Local Plan policies: COM9

Implication of adopting the Core Strategy: None. Core Policy 11 provides for the protection of all forms of green infrastructure, including allotments. Through the Site Allocations Document, additional sites for protection and delivery of allotments will be identified.

Country Parks

Relevant Local Plan policies: COM8a

Implication of adopting the Core Strategy: None. Core Policy 11 provides for the protection of all forms of green infrastructure, including Country Parks. Through the Site Allocations Document, additional sites for protection and delivery of such parks will be identified.

Ardleigh Reservoir Catchment Area

Relevant Local Plan policies: COM18

Implication of adopting the Core Strategy: None. Core Policy 7 provides for the protection of water quality in the Tendring District; to maintain a supply of fresh water and to ensure it is used efficiently. Proposals for new development will be required to demonstrate that any wastewater from the development can be dealt with within the confines of existing sewerage 'discharge consents'. The Council will work with Veolia Water to implement their investment plans and improve the infrastructure network.

Cemeteries and the Crematorium

Relevant Local Plan Policies: COM25

Implication of adopting the Core Strategy: None. Whilst there is no specific reference to cemeteries and crematoriums, if considered appropriate these sites could be shown on the Proposals Map as part of the Site Allocations Document.

Safeguarding of Civil Technical Sites

Relevant Local Plan Policies: COM28

Implication of adopting the Core Strategy: None. Whilst there is no specific reference to the safeguarding of civil technical sites in the Core Strategy, being a very local policy affecting very specific sites, if deemed appropriate these sites could be shown on the Proposals Map as part of the Site Allocations Document.

Water Supply

Relevant Local Plan Policies: COM31

Implication of adopting the Core Strategy: None. Core Policy 7 provides for the protection of water quality in the Tendring District; to maintain a supply of fresh water and to ensure it is used efficiently. Proposals for new development will be required to demonstrate that any wastewater from the development can be dealt with within the confines of existing sewerage 'discharge consents'. The Council will work with Veolia Water to implement their investment plans and improve the infrastructure network.

Zone 2 Medium Flood Risk

Relevant Local Plan Policies: COM33

Implication of adopting the Core Strategy: None. Core Policy 7 ensures that all new development proposals are considered against the "sequential test" set out in national planning policy 25. The site allocations proposals map will show all the different flood risk zones as provided by the EA.

Zone 3 High Flood Risk

Relevant Local Plan Policies: COM33

Implication of adopting the Core Strategy: None. Core Policy 7 ensures that all new development proposals are considered against the "sequential test" set out in national planning policy 25. The site allocations proposals map will show all the different flood risk zones as provided by the EA.

Local Green Gaps

Relevant Local Plan Policies: EN2

Implication of adopting the Core Strategy: Yes. The Core Strategy does not put forward a specific policy for Green gaps. However, the principle of maintaining the districts green gaps will be adopted by the Council. Any “green gap” designation that is required will be shown on the Proposals Map as part of the Site Allocations Document.

Coastal Protection Belt

Relevant Local Plan Policies: EN3

Implication of adopting the Core Strategy: None. The Council will continue to seek to protect the open character of the undeveloped coastline by refusing planning permission for developments in the ‘Coastal Protection Belt’ that do not have a compelling functional or critical operational requirement to be located there. The Coastal Protection Belt will be reviewed to allow any acceptable development to take place and will be shown on the Proposals Map as part of the Site Allocations Document.

Proposed Extension of Suffolk Coast and Heaths Area of Outstanding Natural Beauty

Relevant Local Plan Policies: EN5a

Implication of adopting the Core Strategy: None. The Council will continue to work in partnership with adjoining authorities on the ‘Stour Project’ to secure the extension to the Suffolk Coast and Heaths AONB to cover the southern part of the Stour Estuary between Mistley and Ramsey. The extent of the proposed area will be depicted on the Proposals Map as part of the Site Allocations Document and, until it is formally designated as an AONB, will be subject to a high level of protection to protect its quality and character.

Dedham Vale Area of Outstanding Natural Beauty

Relevant Local Plan Policies: EN5

Implication of adopting the Core Strategy: None. The Council will continue to work with adjoining authorities to ensure the continued protection of the Dedham Vale Area of Outstanding Natural Beauty (AONB) and will refuse planning permission for any development that would harm or otherwise fail to conserve its natural beauty, including views towards it from the outside. The Dedham Vale AONB will be depicted on the Proposals Map as part of the Site Allocations Document.

Ancient Woodlands

Relevant Local Plan Policies: EN1

Implication of adopting the Core Strategy: None. The quality of the district’s landscape and its distinctive local character will be protected and, wherever possible, enhanced. Core Policy 10 and Development Policy 5 seek to protect ancient woodlands which will be depicted on the Proposals Map as part of the Site Allocation Document.

Historic Parks and Gardens

Relevant Local Plan Policies: EN1

Implication of adopting the Core Strategy: None. The quality of the district's landscape and its distinctive local character will be protected and, wherever possible, enhanced. Core Policy 10 and Development Policy 5 seek to protect Historic Parks and Gardens which will be depicted on the Proposals Map as part of the Site Allocation Document.

Protected Lanes

Relevant Local Plan Policies: EN1

Implication of adopting the Core Strategy: None. The quality of the district's landscape and its distinctive local character will be protected and, wherever possible, enhanced. Core Policy 10 and Development Policy 5 seek to protect "protected lanes" which will be depicted on the Proposals Map as part of the Site Allocation Document.

Ramsar Sites

Relevant Local Plan Policies: EN11a

Implication of adopting the Core Strategy: None.
Sites designated for their international, European and national importance to nature conservation including Ramsar Sites will be protected from harmful development in line with the relevant International, European and English law. The Council will work with its partners to produce management plans for these areas. All areas designated for their value to nature conservation and/or geo-diversity will be shown on the Proposals Map as part of the Site Allocations Document.

Special Protection Areas

Relevant Local Plan Policies: EN11a

Implication of adopting the Core Strategy: None. Sites designated for their international, European and national importance to nature conservation including Special Protection Areas (SPA) will be protected from harmful development in line with the relevant International, European and English law. The Council will work with its partners to produce management plans for these areas. All areas designated for their value to nature conservation and/or geo-diversity will be shown on the Proposals Map as part of the Site Allocations Document.

Special Areas of Conservation

Relevant Local Plan Policies: EN11a

Implication of adopting the Core Strategy: None. Sites designated for their international, European and national importance to nature conservation including Special Areas of Conservation (SAC), will be protected from harmful development in line with the relevant International, European and English law. The Council will work with its partners to produce management plans for these areas. All areas designated for their value to nature

conservation and/or geo-diversity will be shown on the Proposals Map as part of the Site Allocations Document.

National Nature Reserves

Relevant Local Plan Policies: EN11b

Implication of adopting the Core Strategy: None. Sites designated for their international, European and national importance to nature conservation including National Nature Reserves will be protected from harmful development in line with the relevant International, European and English law. The Council will work with its partners to produce management plans for these areas. All areas designated for their value to nature conservation and/or geo-diversity will be shown on the Proposals Map as part of the Site Allocations Document.

Sites of Special Scientific Interest

Relevant Local Plan Policies: EN11b

Implication of adopting the Core Strategy: None. Sites designated for their international, European and national importance to nature conservation including Sites of Special Scientific Interest (SSSI) will be protected from harmful development in line with the relevant International, European and English law. The Council will work with its partners to produce management plans for these areas. All areas designated for their value to nature conservation and/or geo-diversity will be shown on the Proposals Map as part of the Site Allocations Document.

Local Nature Reserves

Relevant Local Plan Policies: EN11b

Implication of adopting the Core Strategy: None. Sites designated for their local importance to nature conservation including Local Nature Reserves will be protected from development that is likely to have an adverse impact. All areas designated for their value to nature conservation and/or geo-diversity will be shown on the Proposals Map as part of the Site Allocations Document.

County Wildlife Sites

Relevant Local Plan Policies: EN11c

Implication of adopting the Core Strategy: None. County Wildlife Sites have been re-designated as Local Wildlife Sites (LoWS). Sites designated for their local importance to nature conservation including Local Wildlife Sites (LoWS) will be protected from development that is likely to have an adverse impact. All areas designated for their value to nature conservation and/or geo-diversity will be shown on the Proposals Map as part of the Site Allocations Document.

Conservation Areas

Relevant Local Plan Policies: EN17

Implication of adopting the Core Strategy: None. Core Policy 9 ensures that the Council will work with its partners including Essex County Council and English Heritage to understand,

protect and enhance the district's historic environment by Undertaking periodic reviews of Conservation Areas, preparing and using Conservation Area Appraisals and Conservation Area Management Plans (CAMP) and refusing planning permission for development that would harm the character or appearance of a Conservation Area (or its setting) or lead to the loss of buildings or structures that positively contribute towards that character (see Policy DP7). Conservation Areas will be shown on the Proposals Map as part of the Site Allocations Document.

Scheduled Ancient Monument

Relevant Local Plan Policies: None.

Implication of adopting the Core Strategy: None. Core Policy 9 ensures that the Council will work with its partners including Essex County Council and English Heritage to understand, protect and enhance the district's historic environment by Refusing planning permission for development that will adversely affect a Scheduled Monument, nationally important archaeological site or their setting. Scheduled Ancient Monuments will be shown on the Proposals Map as part of the Site Allocations Document.

Historic Towns

Relevant Local Plan Policies: None. Implication of adopting the Core Strategy: None. Whilst there is no specific reference to Historic Towns in the Core Strategy, all applications for new development will be assessed against Core Policy 9 – “The Historic Environment”. In addition Tendring District Council will seek advice and support from Essex County Council's Archaeology Team for proposals that may affect a site with archaeology value.

Public Car Parking

Relevant Local Plan Policies: None.

Implication of adopting the Core Strategy: None. Chapter 7 of the Core Strategy outlines the key projects for the district. Car parking will be an issue dealt with either by a design brief for a particular project or shown on the Proposals Map as part of the Site Allocations Document.

Conclusions

The adoption of the Core Strategy will not require any additions to the proposals map as these will be introduced through the new Site Allocations Document. It is anticipated that the Site Allocation document will be published at the Reg 27 stage by the time the Core Strategy is adopted and will at that point carry an element of material weight. Designations that are not mentioned explicitly in the Core Strategy may be reflected in detailed design briefs in the Site Allocations document where considered appropriate.

3. Conclusions

- 3.1 The adoption of the Core Strategy will not require any additions to the proposals map as these will be introduced through the new Site Allocations Document. It is anticipated that the Site Allocation document will be published at the Reg 27 stage by the time the Core Strategy is adopted and will at that point carry an element of material weight. Designations that are not mentioned explicitly in the Core Strategy may be reflected in detailed design briefs in the Site Allocations document where considered appropriate. The following section of this document considers all the notations on the current Local Plan Proposals Map and identifies whether any changes would be introduced as a result of adopting the Core Strategy, with some indication as to how that notation might be treated in the future Site Allocations Document.