TENDRING DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK

Planning Services

Core Strategy and
Development Policies Document

Technical Paper 3 – Strategic Context

October 2010

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1. Introduction

1.1 This document is the third in a series of ten 'technical documents' that have been prepared by officers of Tendring District Council to explain the background to the Council's 'Core Strategy and Development Policies Document', an important element of the wider 'Local Development Framework' (LDF) for the Tendring district. The series of technical documents comprise:

- 1 – Introduction;
- 2 – Structure of this Document;
- **3 – Strategic Context;**
- 4 – Spatial Portrait;
- 5 – Key Issues;
- 6 – Spatial Vision and Objectives;
- 7 – Spatial Strategy;
- 8 – Core Policies;
- 9 – Development Policies; and
- 10 – Implementation and Monitoring.

1.2 These technical documents correspond directly with each of the ten chapters in the Core Strategy and Development Policies Document (hereafter 'the Core Strategy') and provide the 'audit trail' explaining how different factors, pieces of evidence, events, discussions and decisions have affected the content of the Core Strategy.

1.3 In accordance with best practice, we have attempted to keep the Core Strategy itself as slim and succinct as possible. However, given the complexity and the importance of the Core Strategy, particularly in a district like Tendring, we anticipated that a lot of questions would be asked, from a variety of stakeholders, about the rationale behind certain policies and/or proposals. Rather than explaining everything in the text of the Core Strategy which would have increased its length to an unacceptable and potentially unreadable level, we hope that many of the questions raised by different parties are answered somewhere in the text of these technical documents.

1.4 This particular technical document explains how a range of policy guidance, strategies, plans and pieces of technical evidence have informed the content of the Core Strategy and, in turn, how the Core Strategy will assist in the delivery of other plans and strategies. The chapters of this technical document correspond neatly with the different categories of the strategic context listed in the brief account provided in Chapter 3 of the document. Namely:

- National Context;
- Sub-Regional Context;
- County Context;
- Local Context;
- Technical Evidence; and
- Other Necessary Assessments.

2.   National Context

2.1   The Council's Core Strategy must be produced in accordance with national planning guidance; this guidance can take the form of Planning Policy Guidance/Statements, Government Circulars and Best Practice Guides, as listed below.

2.2   **Planning Policy Guidance/Statements** – National planning policy is contained within the government's Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS) which cover a variety of subjects. These are intended to ensure a consistent approach across the country to planning issues of national significance. Local Development Frameworks for individual districts are required to reflect and conform to these national planning policies but do not need to repeat their content. The following list includes all current Planning Policy Guidance Notes and Planning Policy Statements as at 1 October 2010:

- PPS1 – Delivering Sustainable Development
- PPS1 Supplement – Planning and Climate Change
- PPS1 Supplement – Eco-Towns
- PPG2 – Green Belts
- PPS3 – Housing
- PPS4 – Planning for Sustainable Economic Growth
- PPS5 – Planning for the Historic Environment
- PPS7 – Sustainable Development in Rural Areas
- PPG8 – Telecommunications
- PPS9 – Biodiversity and Geological Conservation
- PPS10 – Planning for Sustainable Waste Management
- PPS12 – Local Spatial Planning
- PPG13 – Transport
- PPG14 – Development on Unstable Land
- PPG17 – Planning for Open Space, Sport and Recreation
- PPG18 – Enforcing Planning Control
- PPG19 – Outdoor Advertisement Control
- PPG20 – Coastal Planning
- PPS22 – Renewable Energy
- PPS23 – Planning and Pollution Control
- PPG24 – Planning and Noise
- PPS25 – Development and Flood Risk
- PPS25 Supplement – Development and Coastal Change

2.3   These national policies are the subject of occasional review and replacement so it is important that the latest version is always used. The following list provides an indication as to which policies, as at 1 October 2010, are expected to be reviewed or replaced.

- PPS1 Supplement – Consultation draft PPS1 supplement: *Planning for a Low Carbon Future in a Changing Climate* published on 9 March 2010, reviewing and consolidating PPS1 Supplement: *Planning and Climate Change* and PPS22: *Renewable Energy.*

- Consultation draft PPS: *Planning for a Natural and Healthy Environment* published 9 March 2010, reviewing and consolidating: PPS9: *Biodiversity and Geological Conservation*, PPG17: *Planning for Open Space, Sport and Recreation* (2002), PPS7: *Sustainable Development in Rural Areas* (2004) paragraphs 21, 22, 28, 29 and 33 (review of remaining paragraphs to be programmed), and PPG20: *Coastal Planning* paragraphs 2.9, 2.10 and 3.9.

- PPS Development Management: Proactive Planning from Pre-Application to Delivery – Consultation draft PPS published on 21 December 2009 and will replace *The Planning System: General Principles* (also incorporating PPG18 *Enforcing Planning Control* and PPG19 *Outdoor Advertisement* Control as policy annexes). Aim to publish final PPS in Autumn 2010.

- PPS25 Development and Flood Risk – PPS25 amendments published 29 March 2010. Intention is to consolidate PPS25 and its supplement into an integrated PPS on development and flooding and coastal change.

2.4 **Government Circulars** – In addition to national policy contained in PPG and PPS, there are also a number of non-statutory 'circulars' issued by the government from time to time that provide guidance on dealing with specific planning issues such as planning obligations, the strategic road network and gypsy and traveller sites. Whilst these are non-statutory, they have still been taken into account in the preparation of this document and, from time to time, will be relevant in the consideration of planning applications. Relevant Circulars as at 1 October 2010 include:

- 02/2007 Planning and the Strategic Road Network
- 01/2008 Policy on Service Areas and other Roadside Facilities on motorways and all purpose trunk roads in England
- 01/2006 Planning for Gypsy and Traveller Caravan Sites
- 05/2005 Planning Obligations
- 09/2005 Arrangements For Handling Heritage Applications - Notification To National Amenity Societies Direction 2005
- 01/2007 Revisions to Principles of Selection for Listed Buildings
- 04/2007 Planning for Travelling Showpeople
- 04/2006 (Communities and Local Government): The Town and Country Planning (Flooding)(England) Direction 2007
- 09/1998 The Town & Country (Playing Fields) (England) Direction 1998

2.5 **Good Practice Guides** – There is no statutory requirement for Core Strategies to conform to the content of good practice guides produced by the government but they provide a useful point of reference when dealing with particular issues. The 'Good Practice Guide on Planning for Tourism' for example is particularly relevant in a district like Tendring. Some relevant good practice guides as at 1 October 2010 include:

English Heritage Good Practice Guides:

- Wind Energy and the Historic Environment (2008);
- Shoreline Management Plan Review and the Historic Environment (2006);
- Coastal Defence and the Historic Environment (2003);
- Conversion of Traditional Farm Buildings (2006);
- Living Buildings in a Living Landscape: Finding a Future for Traditional Farm Buildings (2006);
- Enabling Development and the Conservation of Significant Places (2008);
- Guidance on the Management of Conservation Areas (2006);
- Guidance on Conservation Area Appraisals (2006);
- Regeneration and the Historic Environment: Heritage as a Catalyst for Better Social and Economic Regeneration (2005);
- Streets for All (2004); and
- Climate Change and the Historic Environment (2008).

- Good Practice Guide on Planning for Tourism (2006)
- By Design: Urban Design in the Planning System: Towards Better Practice (2000)
- Making Design Work: How to Deliver Good Design Through Your Local Development Framework (2006) (CABE)
- Looking After our Town Centres (2009)
- Safer Places: The Planning System and Crime Prevention (2004)
- Planning and Access for Disabled People: A Good Practice Guide (2003)
- Planning and Climate Change: Practice Guidance (2007)
- Better Places to Live By Design (2001)
- Planning for Town Centres: Guidance on Design and Implementation Tools (2005)
- Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (2006)
- Regional Spatial Strategy Monitoring: A Good Practice Guide (2005)
- Planning for Renewable Energy: A Companion Guide to PPS22 (2004)
- PPS25: Development and Flood Risk: Practice Guidance (2008)
- Planning Together: Updated Practical Guide for Local Strategic Partnerships and Planners (2009)

2.6   It is a requirement that planning guidance at the national level is used to inform the content of the Core Strategy at Local Authority level, this is necessary to ensure that the Council is following the planning objectives held at the national level. Therefore all of the documents and guidance listed above have been considered and adhered to during the preparation of the Core Strategy. The tables below specifically outline how each of the relevant Planning Policy Guidance/Statements have influenced the policies and associated text within Tendring's Core Strategy, showing how national guidance has helped inform the production of the district's Core Strategy.

Planning Policy Guidance/Statement Requirements Relevant to Policy Formation for the Tendring Core Strategy

PPS1: Delivering Sustainable Development

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Development plans should ensure that sustainable development is pursued in an integrated manner, in line with the principles for sustainable development set out in the UK strategy. • Local planning authorities should ensure that development plans promote outcomes in which environmental, economic and social objectives are achieved together over time.	Policies needed to ensure Local Authority is actively supporting sustainable development, a core planning objective recognised at national level. A policy on a mix of new housing is needed.	Specifically within CP1, CP2, CP3, CP4, CP6, CP11, CP18 and DP19. However, sustainable development is central to all of the Core Strategy policies.	Transport Modelling[1] SHLAA[2] Employment Study[3] Infrastructure Study[4] SHMA[5]
• Local planning authorities should ensure that development plans contribute to promote global sustainability by addressing the causes and potential impacts of climate change.	Policies needed on reducing energy use, reducing emissions, promoting renewable energy resources and tackling climate change impacts through location and design of development.	In particular CP6.	Infrastructure Study[4] Transport Modelling[1] SHLAA[2]
• Planning policies should promote high quality inclusive design in the layout of new	Policies needed in terms of sustainable design, supporting long	Specifically DP1.	Infrastructure Study[4]

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[1] Colchester and Tendring Land-Use (Transport) Model (2009)
[2] Strategic Housing Land Availability Assessment (2010)
[3] Employment Study Part 1 (2008) and Part 2 (2009)
[4] Infrastructure Study Part 1 and 2 (2009)
[5] Strategic Housing Market Assessment (2008) and SHMA Update (2009)

developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development.	term sustainability objectives in new development.		Employment Study[3] SHLAA[2] Design and Development Guides/ Briefs
• Development plans should also contain clear, comprehensive and inclusive access policies – in terms of both location and external physical access.	Policies needed to create inclusive, accessible and sustainable environments which are in no way discriminatory to any sector of the community.	In particular CP4 tackles accessibility. Physical access to development addressed by DP1.	Infrastructure Study[4] Transport Modelling[1] Employment Study[3] SHLAA[2] Design and Development Guides/ Briefs
Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing. Policies should: • reduce social inequalities; • address accessibility to jobs, health, housing, education, shops, leisure and community facilities; • consider the needs of a range of different people in terms of age, gender, ethnicity, religion, disability and income; • deliver safe, healthy and attractive places to live; and • support the promotion of health and well	Policies needed which ensure the impact of development on the social fabric of communities is considered. Including policies on a mix of housing, accessibly and improving health.	Specifically CP4, CP17, CP18, CP20, DP19 and DP20. Although many of these themes are present throughout many of the policies contained within the Core Strategy.	Infrastructure Study[4] Employment Study[3] SHMA[5] SHLAA[2] Health Strategies

being.			
Development plan policies should take account of environmental issues such as: • Tackling climate change; • Protecting landscape quality; • Conserving and enhancing wildlife species and habitats and the promotion of biodiversity; • Providing good quality open space; • Conserving and enhancing built and archaeological heritage; • Avoiding development in areas at risk of flooding and sea-level rise.	Policies needed to consider the environmental issues associated with climate change to ensure sustainability objectives are followed. There is a need to protect the natural and urban environment, including the historic environment, to ensure their longevity for future generations.	Specifically CP6, CP7, CP8, CP9, CP10, CP11, CP21	Biodiversity Study[6] Landscape Character Assessments[7] Open Space Strategy[8] Studies of Historic Environment[9] SFRAs[10]
• Development plan policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources, rather than making new demands on the environment; and should seek to promote and encourage, rather than restrict, the use of renewable resources.	Policies should promote prudent use of resources to enforce sustainable development, through policies on resource and energy efficient buildings; the sustainable use of water resources; and the use of sustainable drainage systems and favouring development at higher densities on previously developed land, rather than at lower densities on greenfield sites.	Particularly within CP2, CP6, CP7.	SHLAA[2] SFRAs[10] Infrastructure Study[4]
• Local Planning authorities should ensure that suitable locations are available for industrial,	Policies that support economic prosperity should be included to	Particularly within CP4, CP12, CP13,	SHLAA[2]

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[6] Wildlife Habitat Survey (2009)
[7] Landscape Character Assessment (2001) and Landscape Impact Assessment (Part1 and 2) (2009)
[8] Open Space Strategy (2009)
[9] Historic Characterisation Project (2008)
[10] Strategic Flood Risk Assessment (Part 1) (2008) and 2 (2009), Harwich Flood Risk Assessment (2008) and Jaywick Flood Risk Assessment (2008)

commercial, retail, public sector, tourism and leisure developments, so that the economy can prosper.	ensure improved productivity and increased competition. Policies should focus on good quality development which is sustainable. Policies that provide a mix of new housing and reduce the need for travel (development focused within existing centres) should be included to aid economic prosperity, while also allowing for sustainable development.	CP14, CP15, CP16, CP18, DP19.	Employment Study[3] Infrastructure Study[1] Tourism Study[11] Retail Study[12] Transport Modelling[1]

PPS: Planning and Climate Change - Supplement to Planning Policy Statement 1

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Development plan policies should secure ensure prudent use of resources and support energy efficiency and the reduction in emissions when allocating development.	Policies on tackling climate change are needed to deliver sustainable development and the national targets needed to combat climate change and ensure global sustainability.	Specifically addressed within CP6 and CP7.	Infrastructure Study[4]
• Development plan policies should deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport	Both rural and urban development should be sustainable. Policy on Green Infrastructure should be included, with a focus on reducing	Particularly within CP1, CP2, CP3, CP4, CP11.	Infrastructure Study[4] Transport Modelling[1]

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[11] Tendring Tourism Strategy (2010)
[12] North Essex Authorities Retail Study (2006) and Retail Study Update (2010)

which overall reduce the need to travel.	the need to travel, especially by car.		Employment Study[3] SHLAA[2]
• Development plan policies should secure new development that provides resilience to climate change in ways that are consistent with social cohesion and inclusion.	Social inclusion also contributes to a sustainable community. Policies on a mix of housing should be included.	Particularly within CP5, CP6, CP12, CP18, DP1, DP19.	Design and Development Guides/ Briefs SHMA[5] SHLAA[2]
• Development plan policies should conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change.	Policies on conserving natural habitats and species should be included to ensure their longevity for future generations.	Included within CP8.	Biodiversity Study[6] Landscape Character Assessments[7]
• The Core Strategy should be informed by and in turn, inform, local strategies on climate change. A target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources should be specified.	A policy on climate change should be included within the Core Strategy, to ensure local efforts are made to the global issue of climate change. This policy needs to form around a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources.	Specifically CP6.	Infrastructure Study[4] Utility providers studies

PPS1 Supplement: Eco- Towns
This Planning Policy Statement Supplement is not relevant to planning in Tendring as there are no Eco-Towns built or proposed within the district.

PPG2: Green Belts
This Planning Policy Guidance note is not relevant to planning in Tendring as there is no land allocated as Green Belt within the district.

PPS3: Housing

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
Local Planning Authorities should develop design policies that: • Creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. • Promote designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes.	Policies on designing development that supports sustainable transport, community facilities, green infrastructure, the character of the natural and built environment and meets the needs of young people should be included.	Particularly within CP4, CP5, CP8, CP9, CP10, CP11, CP20, CP21, CP22, DP1, DP7, DP8, DP15.	Infrastructure Study[4] Transport Modelling[1] Biodiversity Study[6] Landscape Character Assessments[7] SHLAA[2] SHMA[5] Essex Design Guide Employment Study[3] Historic Environment Study/ Survey[9] Open Space Strategy[8]
• Local Planning Authorities should encourage sustainable and environmentally friendly new housing developments, including on the Code for Sustainable Homes.	As detailed in the PPS on Climate Change, the Core Strategy must plan for development that reduces the impact of climate change to	Specifically CP6.	Infrastructure Study[4] SHMA[5]

			uphold the national objectives of sustainability.		SHMA[2]

Transport Modelling[1] |
| • Local Planning Authorities should plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period. | A policy on delivering a mix of housing is needed, with regard to the current and future demographic trends, the accommodation requirements of specific groups and accommodation for Gypsies and Travellers. | Particularly within CP18, CP19, DP17, DP18, DP19, DP20. | SHMA[5]

SHLAA[2]

Gypsy/ Travellers Study[13] |
| • Local Development Documents should set out the proportion of market or affordable housing required within the Local Plan area during the plan period; a profile of who requires the market housing; and the size and type of affordable housing required.
• Targets for affordable housing should be set in development plan documents, specifying how much is required and when it is required to ensure developers contributions towards affordable housing. | A policy on affordable housing and a policy covering the delivery of a mix of housing needs to be included to satisfy this requirement. A policy on delivering affordable housing is vital to ensure high quality housing is provided for those people who are unable to access or afford market housing. | Specifically CP18, DP17, DP18. | SHMA[5]

SHLAA[2] |
| • Local Planning Authorities should consider a Rural Exception Sites policy to ensure the delivery of affordable homes in rural areas; that could not otherwise be achieved. | Due to the rural character of Tendring, there may be circumstances where a rural exceptions site policy could be useful to provide affordable housing to rural communities. | Specifically DP18. | SHMA[5]

SHLAA[2] |
| • Local Planning Authorities should produce a spatial vision for the local area and spatial objectives. | Within the Core Strategy a spatial vision and local area objectives to set out the housing issues that are | Contained within Chapter 6 of the Core Strategy- 'Spatial | SHMA[5]

SHLAA[2] |

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[13] Tendring Gypsy and Traveller Study (2009)

	present within the district should be included to provide an understanding of the issues in Tendring.	Vision and Objectives'.	
• Development Documents should include a local previously developed land target and trajectory and strategies for bringing previously-developed land into housing use.	A policy should be included within the Core Strategy to ensure development takes place on previously developed land prior to greenfield land where possible, to retain the green areas and promote sustainable development.	Particularly within CP1, CP2, CP4.	SHMA[5] SHLAA[2] Infrastructure Study[4]
• Development Documents should include policies on local density targets to ensure the efficient use of land in new developments.	A housing density policy should be included within the Core Strategy, to ensure minimal greenfield land is developed and housing targets are met.	Particularly within CP1, CP2, CP4, CP23, DP4.	SHMA[5] SHLAA[2] Infrastructure Study[4]
• Local Planning Authorities should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption.	Broad locational strategies to ensure the deliverability of housing in the district should be outlined in the Core Strategy.	Specifically SSP2, CP1, CP2, CP4, CP16, DP9.	SHMA[5] SHLAA[2] Infrastructure Study[4] Housing Viability Study[14]

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[14] Housing Viability Study (2010)

PPS4: Planning for Sustainable Economic Growth

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Planning for Sustainable Economic Growth: Local planning authorities need to produce policies, which prioritise areas for regeneration; create a vision and a strategy for the plan area; supports new sectors of development; prioritises the use of previously developed land; encourages sustainable transport; supports mixed use development; and encourages new uses for vacant and derelict buildings.	Policies on transport, infrastructure, regeneration areas and employment sites are required to focus the most appropriate types of development in the most sustainable locations.	Particularly within SSP1, SSP5, CP4, CP5, CP12, CP13, CP14, CP15, DP10.	Infrastructure Study[4] Transport Modelling[1] Employment Study[3]
• Planning for Centres: Local planning authorities need to produce policies for local centres that, allow centres to respond to changing economic circumstances; ensure the centres are accessible and are making efficient use of land; and define hierarchies of centres within the plan area, to direct the appropriate level of development to each centre.	Policies for a hierarchy of centres will ensure the correct level of development is directed to each centre, to aid regeneration and economic growth. Policies on accessibility, sustainable transport and density are also relevant here.	Particularly within CP4, CP12, CP13, CP14, CP16, CP23, DP4, DP9.	Infrastructure Study[4] Transport Modelling[1] Employment Study[3]
• Planning for Consumer Choice and Promoting Competitive Town Centres: Local planning authorities need to produce policies, which promote a range of uses in centres; encourage a mix of retail outlets; support smaller scale centres (for example in	A policy which covers a hierarchy of centres is required, to support centres at each level.	Specifically SSP4, CP5, CP16, DP9.	Infrastructure Study[4] Employment Study[3] Retail Studies[12]

villages); and maintain the character and diversity of centres.			
• Planning for Economic Development in Rural Areas: Local planning authorities need to ensure policies are in place to support local service centres, controlling development in the countryside and supporting equine enterprises.	Polices that promote the economic development in more rural locations are welcomed. Policies on development in the countryside should direct development to existing settlements and away from open countryside.	Specifically CP2, CP16, DP10, DP12, DP13.	Infrastructure Study[4] Employment Study[3]
• Planning for Tourism in Rural Areas: Local planning authorities need to produce policies which support tourism in rural areas.	A policy on Tourism is required to ensure tourism growth in the district. It is important that any new or extended tourism development does not adversely harm the environmental or built character of the district.	Specifically CP15.	Tourism Study[11]

PPS5: Planning for the Historic Environment

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Local planning authorities should consider the opportunities to mitigate and adapt to climate change when devising policies relating to heritage assets.	As part of the wider scheme to reduce the effects of climate change, it is important that a policy tackling climate change is present within the Core Strategy, which includes mitigating the effects of climate change in all types of development, at all locations.	Specifically CP6, CP9, DP7, DP8.	Historic Characterisation Study[9] Infrastructure Study[4]

• Local planning authorities should take a proactive and positive approach to conserving and enhancing the historical environment. Local character and distinctiveness should be taken into consideration during the development of the vision within the Core Strategy.	Policies to conserve and enhance the historic environment are required to ensure the longevity of the many historical assets Tendring has to offer.	Specifically CP9, DP7, DP8.	Historic Characterisation Study[9] Buildings at Risk Register Conservation Area Management Plans

PPS7: Sustainable Development in Rural Areas

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Local planning authorities should apply the policies in PPS3, when considering housing development in rural areas. They should make sufficient land available, either within or adjoining existing villages, to meet the needs of local people and strictly control new house building in the countryside, away from established settlements or from areas allocated for housing in development plans.	Due to the rural character of Tendring sustainable housing development in the district is of particular relevance. Policies should be included that support local need for housing, but should be controlled in rural areas so that the district retains its rural character.	Particularly within CP1, CP2, CP16.	SHMA[5] SHLAA[2] Infrastructure Study[4]
• Local planning authorities should prepare policies and guidance that encourage good quality design throughout their rural areas, utilising tools such as Landscape Character Assessments and Village or Town Design Statements, and the design elements of	As with urban areas, policies encouraging development of good quality design are required.	Specifically CP2, DP1.	Landscape Character Assessments[7] Village Design Statements Design and

Village or Parish Plans prepared by local communities.			Development Briefs/ Guides
• Planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities and makes the most of new leisure and recreational opportunities that require a countryside location.	Policies seeking to maintain and enhance the environmental, economic and social values of the countryside are encouraged. In particular policies promoting tourism and leisure should be promoted.	Particularly within CP2, CP10, CP15, CP20, CP21.	Tourism Study[11] Open Space Study[8] Employment Study[3] Biodiversity Study[6] Landscape Character Assessments[7]
• Planning authorities should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced.	Policies should be included with regard to the statutorily national or international designations of an areas landscape, wildlife or historic qualities, to restrain potentially damaging development.	Specifically CP8, CP9, CP10, DP5, DP6, DP7, DP8.	Biodiversity Study[6] Landscape Character Assessment[7] Historic Characterisation Assessment[9]
• Carefully drafted, criteria-based policies, utilising tools such as landscape character assessment, should be used to provide sufficient protection for local landscape designations.	Polices which identify areas that require extra protection should be identified. There should be considered justification as to why these areas require the protection of local landscape designations.	Specifically CP8, CP10.	Landscape Character Assessments[7] Biodiversity Study[6]
• Policies should recognise support development that will enable farming to remain competitive, sustainable, environmental friendly, adaptable and diverse. Protection should be given to the best and most valuable agricultural land.	Policies which support agricultural development are welcomed to allow agricultural activities to continue in Tendring.	Specifically DP12.	Landscape Character Assessments[7] Employment Study[3] Biodiversity Study[6]

PPG8: Telecommunications

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Development plan policies should take account of the Government's overall policy approach to planning for telecommunications and the need to minimise the impact of development, and in particular the need to protect the best and most sensitive environments.	Polices on infrastructure and telecommunications are required that facilitate the growth of new and existing telecommunications while minimising the environmental impacts of this type of development.	Specifically CP3.	Infrastructure Study[4]

PPS9: Biodiversity and Geological Conservation

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Local authorities should take an integrated approach to planning for biodiversity and geodiversity when preparing local development documents. Local development frameworks should indicate the location of designated sites of importance for biodiversity and geodiversity, and identify any areas or	Policies on conservation should be included within the Core Strategy to ensure sites of importance for biodiversity and geodiversity are protected and enhanced.	Specifically CP8, CP10.	Biodiversity Study[6] Landscape Characterisation Assessments[7] Geodiversity Study[15]

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[15] Tendring Geodiversity Study (2009)

sites for the restoration or creation of new priority habitats and support this restoration or creation through appropriate policies.			
• SSSIs that are not covered by an international designation should be given a high degree of protection under the planning system through appropriate policies in plans.	Policies for the protection of SSSIs need to be included within development plan documents if they are not protected by international designations (in which case they are protected by international policy). This is to ensure the protection of these sites of importance.	Specifically CP8.	Biodiversity Study[6] Landscape Character Assessments[7] Geodiversity Study[15]
• Policies regarding development on, or affecting, sites of regional and local biodiversity and geological interest should be established in local development documents.	Policies to protect Regionally Important Geological Sites, Local Nature Reserves and Local Sites, are required to ensure the quality of life and the well-being of the community while also supporting research and education.	Specifically CP8, CP10.	Biodiversity Study[6] Landscape Character Assessments[7] Geodiversity Study[15]
• Local planning authorities should identify any areas of ancient woodland in their areas that do not have statutory protection (e.g. as a SSSI) and through policies in plans should also conserve other important natural habitat types that have been identified in the *Countryside and Rights of Way Act 2000.*	Policies protecting ancient woodland and other important national habitat types should be considered to ensure these habitats are protected for generations to come.	Specifically CP8, CP10.	Biodiversity Study[6] Landscape Character Assessments[7] Geodiversity Study[15]
• Local authorities should aim to maintain networks of natural habitats by avoiding or repairing the fragmentation and isolation of natural habitats through policies in plans.	Policies on nature conservation should protect and enhance networks of natural habitats, as part of the wider strategy to retain open space and access routes.	Particularly within CP8, CP10, CP11.	Biodiversity Study[6] Landscape Character Assessments[7] Geodiversity Study[15]

			Open Space Strategy[8]

PPS10: Planning for Sustainable Waste Management

This Planning Policy Statement is largely irrelevant to planning in Tendring as the responsibility for sustainable waste management planning lies with Essex County Council, as the local waste planning authority covering the Tendring District and other local authority areas.

PPS12: Local Spatial Planning

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
Every local planning authority should produce a core strategy which includes: • an overall vision which sets out how the area and the places within it should develop; • strategic objectives for the area focussing on the key issues to be addressed; • a delivery strategy for achieving these objectives. This should set out how much development is intended to happen where, when, and by what means it will be delivered. Locations for strategic development should be indicated on a key diagram; and • clear arrangements for managing and monitoring the delivery of the strategy.	Core Strategies must include these given elements, to ensure strategic development is planned consistently for each local planning authority.	Contained within various chapters within the Core Strategy, in particular 'Spatial Vision and Objectives', 'Spatial Strategy' and 'Implementation and Monitoring'.	All studies and reports which help to establish a vision and set strategic objectives and strategies for the Tendring District Core Strategy.
• Core strategies may allocate strategic sites for development. These should be those sites considered central to achievement of the strategy.	To ensure the objectives of the core strategy are achievable it is important for strategic sites to be identified for development. These	Contained with the 'Spatial Strategy' chapter of the Core Strategy.	SHMA[5] SHLAA[2]

	sites can be broadly identified within the Core Strategy and detailed on proposal maps.		Employment Study[3] Infrastructure Study[4]
• Core strategies should ensure infrastructure is accounted for, when allocating strategic sites. Policies should be established to ensure the deliverability of infrastructure.	It is important that what is proposed within the core strategy is deliverable and achievable. Policies on infrastructure provision and securing developer contributions to secure these facilities are needed.	In particular within SSP5 and CP3.	Infrastructure Study[4]

PPG13: Transport

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
Policies for locating development, including housing development should be mindful of the following: • Jobs, education, health facilities, shopping, leisure and local services should all exploit and deliver accessibility by public transport; • Car dependence should be reduced, with walking ad cycling encouraged, along with mixed use developments; • Development should be located in the first instance to areas of previously developed land, then urban areas, then urban extensions and then to areas of good transport links; • Policies for parking vehicles.	In order to manage growth, it is important for core strategies to have an understanding of transport and accessibility. Policies concerned with new housing should have regard to public transport, car usage, accessibility and parking facilities to ensure effects of climate change are reduced and facilities are accessible to all.	In particular SSP3, CP1, CP2, CP3, CP4, CP6, CP13, CP14, CP15, CP18, DP19.	Infrastructure Study[4] Transport Modelling1 Employment Study[4] SHLAA[2]
• In preparing their development plans, local	Policy on accessibility is required to	Specifically CP4.	Infrastructure Study[4]

authorities should give particular emphasis to accessibility in identifying the preferred areas and sites where such land uses should be located, to ensure they will offer realistic, safe and easy access by a range of transport modes, and not exclusively by car.	ensure the correct location of development and to reduce dependence on the car.		Transport Modelling[1]
Planning policies should aim to: • produce a broad balance at the strategic level between employment and housing, both within urban areas and in rural communities, to minimise the need for long distance commuting; • focus mixed use development involving large amounts of employment, shopping, leisure and services in city, town and district centres, and near to major public transport interchanges; and • encourage a mix of land uses, including housing, in town, suburban and local centres.	Policies on mixed use development are welcomed, to reduce the need to travel by car and to ensure commuting is limited. This is part of the wider strategy to reduce the effects of climate change.	Particularly within CP4, CP6, CP18, DP19.	Infrastructure Study[4] Transport Modelling[1] SHLAA[2] Employment Study[3]

PPG14: Development on Unstable Land

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Planning policies should take into account ground instability when considering development options, including unstable due to coastal change.	Policies on unstable land, including land made unstable due to coastal change should be considered to ensure safe, managed development.	Specifically CP7.	SFRA[10] Shoreline Management Plans

PPG17: Planning for Open Space, Sport and Recreation

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Using assessments of needs and audits of open space, sports and recreation facilities local planning authorities should set locally derived standards for the provision of open space, sports and recreational facilities.	Policies on the provision of open space, sports and recreation facilities should be included within the Core Strategy, with some reference to how much provision is needed, the quality of existing provision and accessibility to these facilities.	In particular CP11, CP21, CP22, DP16.	Open Space Strategy[8] SHMA[5] SHLAA[2]
• Areas of open space, sports and recreational facilities of particular value to a local community should be given protection through policies in plans.	Areas of particular value, which include areas of particular wildlife and biodiversity value should be protected for future generations by a local planning authority. Policies protecting specific areas should be included within the Core Strategy to protect these spaces from development that would have adverse effects on these areas.	In particular CP8, CP10, CP11.	Open Space Strategy[8] SHMA[5] SHLAA[2] Biodiversity Study[6] Landscape Character Assessments[7]

PPG18: Enforcing Planning Control
While this Planning Policy Guidance note details important and relevant planning control guidance regarding enforcement, this guidance note does not contain specific details which help to inform the production of the Core Strategy and its policies. Instead the guidance in this document is implemented through other areas of planning; development management and planning enforcement.

PPG19: Outdoor Advertisement Control

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Policies on outside advertisement control can be helpful to ensure acceptable outdoor advertisements.	Policies on advertisement control on shop fronts, commercial areas and in conservation areas can be inserted into the Core Strategy to ensure inappropriate development is prevented.	In particular DP7.	Conservation Area Management Plans

PPG20: Coastal Planning

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• In the coastal zone, development plan policies should normally not provide for development which does not require a coastal location.	Policies on development in coastal areas should restrict most development if it does not require a coastal location. This prevents development in areas prone to erosion or flooding.	In particular CP7.	Shoreline Management Plans

PPS22: Renewable Energy

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Local planning authorities may include policies in local development documents that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments.	As part of the wider climate change strategy, policies on renewable energy should be used to outline local authority requirements in terms of renewable energy to be used at new developments, ensuring this does not place an unfair/ inappropriate burden on developers.	Specifically CP6.	Infrastructure Study[4]

PPS23: Planning and Pollution Control

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Local authorities should set policies to ensure potentially polluting developments will be, where practicable, controlled to minimise potentially damaging effects.	Reference should be made within the Core Strategy to ensure development does not contribute to any type of unnecessary pollution. This is part of the wider schemes to improve health and well-being within communities as well as protecting the natural environment.	In particular CP8, CP17, DP1, DP14.	Health Impact Assessments Health Strategies Biodiversity Strategy[6]
• Local authorities should ensure procedures are in place to minimise the potential for	Reference should be made within the Core Strategy to ensure	In particular CP8, CP17, DP1, DP14.	Health Impact Assessments

contamination and the remediation of land so that it is suitable for the proposed development/use.	development does not contribute to any type of unnecessary pollution. This is part of the wider schemes to improve health and well-being within communities as well as protecting the natural environment.		Health Strategies Biodiversity Strategy[6]

PPG24: Planning and Noise

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Plans should contain policies designed to ensure, as far as is practicable, that noise sensitive developments are located away from existing sources of significant noise and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.	Reference should be made within the Core Strategy to ensure development does not contribute to any type of unnecessary pollution, including noise pollution. This is part of the wider schemes to improve health and well-being within communities as well as protecting the natural environment.	In particular CP8, CP17, DP1, DP14.	Health Impact Assessments Health Strategies Biodiversity Strategy[6]

PPS25: Development and Flood Risk

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Policies should be included within the LDF that ensure development avoids flood risk to	Policies managing flood risk should be included within the Core Strategy	Specifically CP7.	SFRAs[10]

people and property where possible. Development should be allocated to areas using a strategic approach, which follows the sequential and exceptions tests outlined in PPS25.	to ensure flooding is considered at all stages of the planning system. This is especially important when considering the implications of climate change on sea level rise and increased rainfall.		
• Policies should be included that support and promote Sustainable Drainage Systems (SUDS).	Policies promoting SUDS should be included within the Core Strategy to ensure policies support and complement Building Regulations and sustainable water drainage management.	Specifically CP7.	SFRAs[10]

PPS25 Supplement: Development and Coastal Change

PPG/PPS Requirement	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Local planning authorities should ensure plan making policies are based on an understanding of coastal change over time.	Policies regarding development within coastal areas of the district need to be based on a robust evidence base, with consideration of the Shoreline Management Plan for the area to ensure development is not situated in areas of coastal vulnerability. Policies should be included within the Core Strategy to outline that coastal change has been considered by Tendring when planning development within this coastal district.	Specifically CP7.	Shoreline Management Plans SFRAs[10]

3.   Sub-Regional Context

3.1   Whilst the Core Strategy needs to be in conformity with national policy, it should also be used positively as a tool to help deliver the objectives contained in other plans and strategies prepared at a sub-regional and local level. Within the East of England region, our district forms part of the 'Haven Gateway' sub-region which was recognised through the East of England Plan and the Regional Economic Strategy (both now revoked) as an area of strategic importance, as a gateway to Europe and the rest of the world via the ports of Harwich and Felixstowe with the major towns of Colchester and Ipswich identified as key centres for development and change.

3.2   The Haven Gateway is designated as a growth area where a significant proportion of the region's growth in new jobs and housing is expected to take place and where funding is allocated for new infrastructure to support regeneration and facilitate these high levels of growth. The Core Strategy must reflect the district's important role within the Haven Gateway and helps deliver the sub-regional objectives of the Haven Gateway Partnership.

3.3   **Haven Gateway Integrated Development Programme** – The Haven Gateway Partnership made up of representatives of local authorities, other public bodies and key private sector organisations, was set up in 2001 to coordinate the growth in the sub-region and in 2008 it published the Integrated Development Programme. This programme identifies the Haven Gateway's priorities for grant funding including, for our district, regeneration in Harwich, Clacton, Walton and Jaywick.

3.4   **Other Haven Gateway Projects –** In addition to the Integrated Development Programme, the Partnership commissioned and produced the following technical studies for the Haven Gateway area that will form an important part of the Council's evidence base:

- Haven Gateway Employment Land Study
- Haven Gateway Green Infrastructure Study
- Haven Gateway Infrastructure Study
- Haven Gateway Regeneration Study
- Haven Gateway Water Cycle Study
- Essex and South Suffolk Shoreline Management Plan

3.5   It is important that Tendring's Core Strategy reflects the importance of the Haven Gateway and its associated projects (as outlined in the above studies) especially in relation to specific objectives relating to the Tendring District. The Core Strategy has therefore been prepared with consideration of Tendring's important role within the Haven Gateway. The tables below therefore, specifically outline how each of Haven Gateway Projects have influenced the policies and associated text within Tendring's Core Strategy, showing how sub-regional objectives have helped inform the production of the district's Core Strategy.

Haven Gateway Employment Land Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Within the Haven Gateway, Tendring is stated as having one of the largest quantities of employment land supply, at 221ha (including substantial land banks serving the port of Harwich). It is considered that a large proportion of this land is most suited to storage and warehousing uses. • The Haven Gateway Employment Land Study suggests however, that with limited quality sites (in terms of accessibility and location) new allocations may also need to be made available.	The Core Strategy should emphasise the importance of the port of Harwich and in particular Bathside Bay, with policies in place to promote appropriate employment land use in this area. Policies should be incorporated into the Core Strategy which improves the quality of the employment land sites in the district, for example a policy on improving accessibility and transport links throughout the district.	Port expansion at Bathside Bay is a recognised Key Project for the district within the Core Strategy, identified in Chapter 7. Particularly within CP3, CP4, CP13 and CP14 and SSP3 and SSP5.	Employment Study[3] Infrastructure Study[4]

Haven Gateway Green Infrastructure Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• The Pickers Ditch Corridor should be encouraged and supported to provide a greenway around eastern and northern Clacton.	Policies on Green Infrastructure are needed to expand the green infrastructure network, promote healthy living and encourage	Specifically policies CP11 and DP16. Two particular Key	Open Space Strategy[8]

	walking and cycling as alternatives to the private car, as identified as a key project in the Haven Gateway Green Infrastructure Study.	Projects, Pickers Ditch Walkway and Harwich Linear Park are also identified as key projects within Tendring's Core Strategy in accordance with the Haven Gateway Green Infrastructure Study.	
• Green Infrastructure projects in Harwich and Dovercourt such as a cycle route between Mistley and Harwich need to be supported by appropriate green corridors and access routes to link with residential areas.			

Haven Gateway Infrastructure Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Within Tendring, Clacton has the potential under a strategic level assessment to accommodate for residential development. Further development in Clacton would require new sewers. • Bathside Bay would also require infrastructure improvements, including road improvements and public transport improvements.	Policies are required to help implement potential residential growth in Clacton and to aid the implementation of the proposed Bathside Bay development. Consideration on the impact of these and other developments should be acknowledged through the inclusion of policies on providing and improving infrastructure in the district.	Specifically policies SSP3, SSP5, CP3 and CP4. Specific Key Project areas are also identified within the Core Strategy Document.	Infrastructure Study[4] SHLAA[2] Employment Study[3]

Haven Gateway Regeneration Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Priority areas for regeneration in Tendring include Harwich, Jaywick and Clacton, as these areas have been specifically highlighted as areas in need of job creation or areas that are particularly deprived.	Policies on regeneration are required to help implement the Haven Gateway Regeneration Study objectives, to regenerate specific areas of the district, improving people's quality of life and increasing economic prospects throughout the district.	Specifically Policy CP12 and regeneration projects as identified within the Key Projects detailed within the Core Strategy.	SHLAA[2] SHMA[5] Employment Study[3] Infrastructure Study[4] Regeneration Strategies[16]

Haven Gateway Water Cycle Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Sewerage infrastructure issues have been identified in both Clacton and Harwich along with particular water supply issues in Harwich (expected to be worsened by future employment development in the vicinity). • Large proportions of the district are subject to	Policies are required to ensure future development is well served by all utility services, including sewerage and water supply. Policies should also be included	Particularly within Policies CP3 and CP7.	Infrastructure Study[4] SFRA[10]

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[16] Tendring Regeneration Strategy (2010)

an increased risk of flooding, with parts of the district lying in flood zones 2 and 3.	within the Core Strategy to prevent development within Tendring that could increase flood risk.		

Essex and South Suffolk Shoreline Management Plan

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• For the majority of Tendring's coastline, during this plan period, it is the intention to hold the line on most flood defences. However, for Harwich, with the proposed Bathside Bay development, the shoreline will be advanced, and in the case of the Naze cliffs (north), there will be no active intervention.	Policies regarding development in Bathside Bay should be included in accordance with the Shoreline Management Plan. Policies regarding coastal change should be included within the Core Strategy to ensure appropriate and sustainable development in coastal locations.	Specifically policy CP7, with port expansion at Bathside Bay detailed within the identified Key Projects for the Harwich area within Chapter 7 of the Core Strategy.	SFRA[10]

4. County Context

4.1 Our district is also part of the county of Essex for which there is an 'Essex Partnership'. This is a partnership of organisations who deliver services to the public across Essex including all local authorities (county, district, town and parish councils); police; fire service; health trusts; academic institutions; private, community and voluntary bodies. The Essex Partnership will play an important role in delivering improvements in Essex and it is important that the Core Strategy reflects and, where possible, assists in delivering the county-wide objectives.

4.2 **Essex Strategy** – The Essex Partnership has produced a county-wide strategy for improving the quality of life in our communities in the period to 2018 and identifies 64 individual actions for improvement of which 33 are applicable to our district. These include measures to increase educational achievement and skills, support vulnerable people and improve access to housing.

4.3 **Local Area Agreement** – The Essex Partnership has published a 'Local Area Agreement', an agreement with central government on specific projects to enable targeted improvements to be delivered across a range of issues in the county.

4.4 Essex County Council is responsible for the delivery of a number of key services including education; social care and highways but also has a statutory planning function to deal with minerals and waste and plays an important role in supporting, advising and assisting local authorities in preparing their Local Development Frameworks.

4.5 To date, Essex County Council has produced the following documents that will inform the preparation of our Local Development Framework:

- Essex Minerals Local Plan
- Essex Waste Local Plan
- Essex Local Transport Plan
- Developer Contribution Guidelines
- Essex Cycling Strategy
- Essex Walking Strategy
- Essex Coast Protection Subject Plan
- Essex Road Passenger Transport Strategy
- Essex Coast and Estuaries Coastal Habitat Management Plan
- Essex Climate Change Strategy
- Essex Landscape Character Assessment
- Essex Biodiversity Action Plan
- Essex and Southend-on-Sea Structure Plan (6 saved policies)
- The County Sports Facilities Strategy for Essex
- Essex Gypsy and Travellers Accommodation Assessment
- Schools Organisation Plan
- Essex Childcare Sufficiency Assessment
- Children and Young People's Plan

4.6   The importance of these documents has been recognised by Tendring District Council and the above strategies and plans have therefore all been considered during the production of Tendring's Core Strategy. The tables below therefore outline some of key headlines which affect Tendring from the documents produced by Essex County Council and how these have specifically influenced the policies and associated text within Tendring's Core Strategy, showing how county-wide issues and objectives have helped to inform the production of the district's Core Strategy.

Essex Local Transport Plan

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Transport improvements can indirectly benefit the most deprived areas of Essex, for example Jaywick in Tendring. With a total reconstruction of the existing road network in Jaywick there can be improved accessibility to key services through the use of improved public transport, which in turn can provide the key to the regeneration of the area.	In accordance with the Essex Local Transport Plan, the Core Strategy should acknowledge the importance of improved infrastructure and highways. In particular road improvements within Jaywick should be supported, to aid the wider aims of the Essex Transport Plan, to encourage safe, caring and healthy communities, to create a thriving economy in a sustainable environment and to allow lifelong learning and creative leisure.	Particularly within SSP3, SSP5, CP4 and CP12.\n\nSee also Key Projects as identified within the Core Strategy, Chapter 7, for specific improvements for Jaywick.	Transport Model[1]\n\nInfrastructure Study[4]\n\nRegeneration Strategy[16]

Essex Coast Protection Subject Plan

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• The Essex Coast Protection Subject Plan defines the detailed extent of the Coastal Protection Belt. This includes large areas of the coastline in Tendring, as it aims to protect	Policies supporting the Coastal Protection Belt in Tendring are required to ensure any development permitted within these defined areas	Specifically policy CP10.	Landscape Character Assessment[7]\n\nHistoric

rural and undeveloped coastline from development.	of coastline will not adversely affect its open and rural character, its landscape character and quality, or any areas of particular natural or historic interest.		Characterisation Assessment[9]

Essex Road Passenger Transport Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Access improvements are needed between Colchester and Clacton and Harwich and Clacton through the use of community transport links.	As recognised routes in need of improvement, connections between Colchester and Clacton and Harwich and Clacton need to be improved. Policies should therefore be included within the Core Strategy to demonstrate the support to infrastructure projects and public transport links between these areas in particular.	Particularly within policies SSP3, SSP5 and CP4. Additionally a number of Key Projects, as identified in Chapter 7 of the Core Strategy, detail specific infrastructure improvements.	Transport Model[1] Infrastructure Study[4]

Essex Coast and Estuaries Coastal Habitat Management Plan

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• The Essex CHaMP identifies both Hamford	A policy is required to ensure the	Specifically within	Landscape Character

Water and parts of the Colne Estuary as important sites in need of management and protection in Tendring. These areas are recognised for their wetlands of international importance, habitats for endangered and migratory bird species and listed habitats.	appropriate management of these areas of particular importance in Tendring. This is required to ensure a joined up approach to the protection and enhancement of the area in accordance with the CHaMP.	CP8.	Assessment[7] Wildlife Habitat Survey[6]

Essex and Southend-on-Sea Structure Plan (6 saved policies)

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Of the six saved policies of the Essex and Southend-on-Sea Structure Plan, three are of particular relevance to Tendring; NR3: Extension of Suffolk Coasts/Heaths AONB; CC1: Undeveloped Coast: Coastal Protection Belt; and LRT6: Coastal Water Recreation.	Reference should be made to the proposed extension of the Suffolk Coasts and Heaths AONB into the Tendring District to acknowledge the importance of conserving and enhancing this special environment. Policies should also be included within the Core Strategy, in accordance with both the saved Structure Plan Policies and the Essex Coast Protection Subject Plan, to support the Coastal Protection Belt. Reference to proposed water recreation activities within the Core Strategy, should be made in	In particular policy CP10 which details the Council's position regarding the proposed extension of the Suffolk Coasts and Heaths AONB and also the Coastal Protection Belt within Tendring. A number of Key Projects, outlined within Chapter 7 of the Core Strategy are concerned with proposed water recreation activities.	Landscape Character Assessment[7] Wildlife Habitat Survey[6] Historic Characterisation Assessment[9]

	accordance with policy LRT6, to ensure development in coastal locations is not detrimental to the sustainability of the coastal environment and natural habitat.		

The County Sports Facilities Strategy for Essex

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• According to Sport England's assessment of sports facilities in Essex, Tendring lacks quality facilities for athletics, basketball, cricket and rugby.	Sport's facilities are required to encourage healthy communities. Policies that support the development of sports facilities, particularly those that have been identified as in need in Tendring, should therefore be included within the Core Strategy.	Particularly within policies CP17 and CP21.

Additionally a number of key projects, as identified in Chapter 7 of the Core Strategy, detail proposed recreational and sports facilities. | Open Space Strategy[8] |

Essex Gypsy and Travellers Accommodation Assessment

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• The Essex Gypsy and Travellers Accommodation Assessment identified a need for 8 gypsy and travellers pitches within Tendring between 2008 and 2013.	The Council has a statutory duty to address the accommodation needs of gypsies and travellers and has to identify sites to accommodate a certain number of 'pitches'. It is therefore important that the Core Strategy includes a policy regarding gypsy and traveller sites, to ensure the correct number of pitches is planned for in the correct locations.	Policy CP19.	Gypsy and Travellers Study[13]

5 Local Context

5.1 There are a number of organisations working at the district level that have an important role to play in delivering improvements in our area and who have produced plans and strategies that the Core Strategy should reflect and seek to assist in their delivery. This includes recognising the strategies of neighbouring authorities and how these may affect Tendring.

5.2 **Sustainable Community Strategy** – The Sustainable Community Strategy, published in September 2007, is designed to find 'joined-up' solutions to the big problems and issues which impact on large numbers of the public on a regular basis. The Sustainable Community Strategy was drawn up by the Local Strategic Partnership (LSP) which is a partnership including representatives of various public organisations that operate in the Tendring area including the Council, the Primary Care Trust and the Police. For more information on how this strategy has influenced the content of the Core Strategy for Tendring, please refer to Technical Paper 6 within this series-Spatial Vision and Objectives, which considers the Sustainable Community Strategy in detail.

5.3 **Tendring District Corporate Plan** – The Council's corporate plan, currently under review, sets out the Council's vision and priorities for the future as an organisation. It will be important to ensure that the objectives of the Core Strategy and Corporate Plan are compatible.

5.4 **Other Council Strategies –** Other than the Corporate Plan, the Council also has a variety of other plans and strategies that the Core Strategy will need to reflect and, where possible, support. Relevant plans and strategies include:

- Tendring Crime and Disorder Action Plan
- Tendring Housing Strategy
- Tendring Regeneration Strategy
- Coastal Protection Strategy
- Contaminated Land Strategy
- Open Space Audit
- Tendring Cultural Strategy
- Tendring Tourism Strategy

5.5 **Other Local Strategies** – The following plans and strategies have been produced by other organisations working at a local level which will also inform the Core Strategy. These include:

- North-East Essex PCT 5-Year Health Strategy
- North-East Essex PCT Strategic Health Needs Assessment
- Veolia Water Resource Management Plan
- Anglia Water Resource Management Plan
- Colne Estuary Strategy
- Dedham Vale AONB Management Plan
- Suffolk Coast and Heaths AONB Management Plan
- Hamford Water Management Plan
- Stour and Orwell Estuaries Management Plan
- INTend Delivery Plan

- Sport England Facilities Improvement Service Study

5.6 **Community-Led Plans** – Parish/Town Plans and Village/Town Design Statements are types of community-led plans. These plans are produced at a local level and, if prepared in accordance with planning policy in consultation with the Council and with general support from the local community, can be considered for approval as planning guidance. They can then be taken into account in determining planning applications and future development in local areas throughout the district. The Council will also consider any relevant adopted Design Briefs, Master Plans and Conservation Area Management Plans which could help to inform the Core Strategy.

5.7 Tendring District Council recognises the importance of these local strategies and plans to the district's LDF. To ensure, where possible, that the Core Strategy reflects and assists the delivery of the objectives contained within these local strategies and plans, they have all been considered during the production of the Core Strategy. The tables that follow therefore outline how each of documents produced at a local level have influenced the policies and associated text within Tendring's Core Strategy, showing how local objectives have helped to inform the production of the district's Core Strategy.

Tendring Crime and Disorder Action Plan

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• The key objectives of the Crime and Disorder Action Plan for Tendring are to reduce anti-social behaviour and increase public reassurance; reduce crime; and to reduce alcohol and drug misuse within the community.	To help fulfil the objectives of the Crime and Disorder Action Plan the Core Strategy should contain policies which aim to design out crime through appropriate design of new developments. Policies should also be included to regenerate areas and reduce deprivation.	Particularly with policies CP12 and DP1.	Regeneration Strategy[16] Employment Study[3]

Tendring Housing Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Key housing issues facing the district include a shortage of affordable housing, poor quality existing housing stock, high levels of homelessness, problems of crime and anti-social behaviour and the need to meet decent home targets.	In particular relation to planning, policies covering affordable housing provision within both urban and rural areas should be included within the Core Strategy. Additionally policies which encourage the regeneration of existing housing stock, particularly within areas such as Jaywick should be included, along with policies that set out how	Particularly within the following policies: SSP2, CP18, DP1, DP17, DP18, DP19. See also the Key Projects as outlined with Chapter 7 of the Core Strategy, in particular the key	SHMA[5] SHLAA[2] Regeneration Strategy[16]

	housing can be designed to limit crime and anti-social behaviour.	project regarding the regeneration of Jaywick.	

Tendring Regeneration Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• The strategy for regeneration in Tendring seeks to encourage tourism to the district; to create places that are both attractive to live and work; where rich history and heritage is valued and where high aspirations and achievements are sought. • Identified areas in need of regeneration are Clacton, Harwich, Walton, Brightlingsea, Lawford/ Manningtree/ Mistley and in particular Jaywick. • The majority of housing growth should be located in Clacton and the travel networks throughout the district should be improved and upgraded to promote regeneration in Tendring. • Alternative energy employment opportunities should be explored and workspaces to facilitate economic prosperity of Tendring should be encouraged.	In particular relation to planning, policies covering regeneration in the areas specifically identified within the Regeneration Strategy, improvements to town centres, housing growth in Clacton and improved infrastructure and accessibility should all be included within the Core Strategy. In addition, policies or projects should be identified which help stimulate tourism and the growth of alternative energy industries.	In particular SSP1, SSP3, SSP5, CP4, CP12, CP13, CP14, CP15, CP16 and a number of Key Projects, as identified within Chapter 7 of the Core Strategy, to encourage and facilitate regeneration in Tendring.	Employment Study[3] Infrastructure Study[4] Retail Study[12] SHLAA[2] SHMA[5]

Coastal Protection Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Harwich/ Dovercourt, The Naze, Walton/ Frinton, Holland/ Clacton and Brightlingsea are all lengths of coastline for which Tendring is responsible, under the Coastal Protection Act. For the most part Tendring's Coastal Protection Strategy promises to monitor and maintain existing coastal defences along these stretches of coastline, with the exception of the Naze. The Naze, which comprises of unprotected cliffs, will remain unprotected by a seawall but will be subject to a number of schemes aimed at slowing the rate of erosion.	A policy on coastal erosion or coastal change should be included within the Core Strategy for Tendring to ensure the Coastal Protection Strategy's objectives are upheld through planning policy.	Specifically CP7.	Shoreline Management Plan

SFRA[10] |

Contaminated Land Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• To ensure the health and well being of visitors and residents of Tendring it is important that there is an awareness of possible areas of contaminated land within the District. It is important that pollution levels	Planning policies should be included within the Core Strategy to ensure pollution is minimised and the health and well being of visitors and residents is fully considered. A	Particularly within CP17 and DP1.	Landscape Impact Assessment[7]

are minimised and that when land is developed the necessary precautions are undertaken to ensure adequate supply of land for all uses.	consideration of contaminated land also plays an important role in protecting the natural environment.		

Open Space Audit

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Within Tendring there is an overall deficit in open space exceeding 56 hectares. In particular Clacton-on-Sea and Brightlingsea have the highest deficits of open space within the district at -17.77ha and -13.68ha respectively. Areas within the district with the highest surplus in open space are Frinton/ Walton/ Kirby at 15.78ha and Great Bentley with 11.76ha of open space.	Policies should be included within the Core Strategy to ensure an appropriate provision of open space within all areas of the district, with a view to decrease the open space deficit in Tendring. Policies on creating and improving open spaces in Tendring would improve the quality of life in the district, leading to healthier lifestyles and a more attractive environment in which to live and work.	Particularly within CP3, CP11, CP17, CP21, CP22, DP16 and a number of the Key Projects included within Chapter 7 of the Core Strategy concerned with new or improved open spaces in Tendring.	Open Space Strategy[8]

Tendring Cultural Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• Tendring's wealth of cultural assets should be	Policies should be included within	Particularly within	Tourism Strategy[11]

		policies CP5, CP8, CP9, CP11, CP12, CP15 and also as identified within the Key Projects within Chapter 7 of the Core Strategy covering cultural facilities and tourism opportunities.	Historic Characterisation Survey[9]
supported to enable further cultural development through active engagement with communities to ensure a thriving, vibrant district with its own unique identity. Tendring's Cultural Strategy sees planning as a key driver to protect and improve leisure, open space, heritage and conservation, regeneration and tourism.	the Core Strategy which promote a sense of place and develop culture in Tendring. This includes supporting policies covering tourism, heritage and the environment to enable cultural development.		Regeneration Strategy[16] Open Space Strategy[8]

Tendring Tourism Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed	Studies/ Reports that provide the evidence for this policy
• The Tendring Tourism Strategy recognises the importance of tourism for this district. Particular emphasis is given to tourism-led regeneration projects, which can improve the quality of life of residents and the community and create more jobs and wealth for the district. Key objectives for tourism in Tendring are to promote Tendring as a tourist destination, reduce seasonality and support a growing tourism economy.	A policy should be included within the Core Strategy to promote the growth of tourism and to bring forward the objectives of the Tendring Tourism Strategy. Tourism relating to the rich heritage and the natural environment in Tendring should be encouraged, along with tourism that can promote further regeneration. Additionally new tourism revenues should be sought in the form of eco-tourism and tourism related to alternative energy.	Specifically policies CP8, CP9, CP12 and CP15. Additionally, the Key Projects, as identified in Chapter 7 of the Core Strategy which promotes tourism.	Employment Study[3] Historic Characterisation Project[9] Open Space Strategy[8] Landscape Character Assessment[7]

6   Technical Evidence

6.1   Any Local Development Document needs to have been based on a sound and robust evidence base.

6.2   This evidence base takes time to prepare and is continuing to be developed. Some of the documents that were prepared in preparation of the previous Local Plan are still relevant, some have had to be updated but others will need to be prepared from scratch. So far, the Council has already commissioned or produced the following technical documents:

- Landscape Character Assessment (2001)
- North Essex Authorities Retail Study (2006) and Retail Study Update (2010)
- Defining District Sub-Areas Study (2008)
- Defining a Settlement Hierarchy Study (2008)
- Harwich Flood Risk Assessment (2008)
- Jaywick Flood Risk Study (2008)
- Strategic Housing Market Assessment (SHMA) (2008) and SHMA Update (2009)
- Employment Study - Parts 1 (2008) and 2 (2009)
- Strategic Flood Risk Assessment (SFRA) – Part 1 (2008) and 2 (2009)
- Historic Characterisation Project (2008)
- Colchester and Tendring Land-Use (Transport) Model (2009)
- Wildlife Habitat Survey (2009)
- Landscape Impact Assessment (Part 1 and 2) (2009)
- Infrastructure Study Part 1 and 2 (2009)
- Walton Regeneration Framework (2009)
- Open Space Strategy (2009)
- Planners Guide to the Rural Economy (2009)
- Tendring Geodiversity Study (2009)
- Essex Seaside Heritage Characterisation Study (2009)
- Strategic Housing Land Availability Assessment (SHLAA) – Part 1 (2010)
- Tendring Coastal Resorts Hotel and Guesthouse Retention Study (2009)
- Tendring Holiday Park Sector Review (2009)

6.3   Each of the above studies have drawn a number of conclusions and recommendations relating to planning and development in Tendring. This provides an in-depth evidence base for the LDF and also influences the content of the Core Strategy and its policies.   The tables that follow outline how each of the completed technical documents listed above have influenced the policies and associated text within Tendring's Core Strategy. This shows how the technical documents that make up the evidence base for the Core Strategy have helped to inform the production of this Development Plan Document (DPD) that will, in turn, influence future development in Tendring.

Landscape Character Assessment

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The landscape characters present within Tendring are very diverse, incorporating landscapes associated with the coast; for example open coastal marsh and coastal ridges and peninsulas, river valleys; for example river floodplains and clay valleys and agricultural heath land; for example heath land plateaux and clay plateaux. Each landscape character also has its own physical, ecological and historical/ cultural characteristics that must be considered when managing development in these locations.	A policy should be included to acknowledge the importance of the diverse range of landscape character types present in Tendring. This is important to ensure that any proposed development is sensitive to the landscape character of the area and complies with the guidance as detailed in the Landscape Character Assessment, to avoid adverse effects on the landscape character.	Specifically within policies CP10 and DP5.

North East Authorities Retail Study (At the time of writing the Retail Study Update was not yet published.)

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The North East Essex Authorities Retail Study identifies Clacton as the only major town centre in Tendring, with Frinton, Dovercourt, Brightlingsea, Manningtree, Walton and Harwich identified as other key centres for retail. • All centres were considered to be performing reasonably well, with the exception of Harwich, which had high vacancy levels, a	The Core Strategy should acknowledge the importance of Clacton, as a major town centre. A policy should be included within the Core Strategy to regenerate Harwich, to improve the retailing prospects of the town. Development in Development in Brightlingsea should be on a smaller scale compared to other towns, due to its accessibility issues and lack of opportunity for further retail capacity.	Particularly within policies CP12 and CP16. Additionally the Key Projects, as identified within Chapter 7 of the Core Strategy, highlight particular areas where retail opportunities and improvements to existing centres can be made.

lack of services and poor environmental quality. • Brightlingsea was considered remote and inaccessible. It was also considered to have the lowest future capacity for retail floor space.	

Defining District Sub- Areas Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Following a detailed assessment of existing sub-divisions within the district, it is considered that the district should be split into seven sub-areas, Clacton, Harwich, Frinton, Brightlingsea, Manningtree, Mid-Tendring and West-Tendring. The settlements within each sub-area are considered to have similar characteristics and a general affinity to one another.	As many of the background studies and technical evidence for the LDF incorporates studies that are based on surveys and studies which use this division of sub-areas in Tendring, it is important that the Core Strategy reflects the use of these sub-areas.	Particularly within SSP4 and CP16. In addition the Key Projects, as identified within the Core Strategy and the Local Spatial Visions and Objectives, are all broadly based upon these sub-area divisions.

Defining a Settlement Hierarchy Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Following an assessment of possible approaches to create a settlement hierarchy for Tendring, it is considered the best approach would be a three tiered settlement hierarchy incorporating urban settlements,	A policy outlining the settlement hierarchy for Tendring should be included within the Core Strategy to serve as a useful tool to establish which settlements are best equipped to accommodate growth.	Specifically SSP4.

| | key rural service centres and other rural settlements. | | |

Harwich Flood Risk Assessment

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Much of Harwich is at significant risk of flooding. Tidal, fluvial, flooding from sewers, overland flow and surface water flooding all contribute to an increased flood risk. It is considered that further flood risk management measures will be required in the future. • Much of Harwich lies within Flood Zone 3a, for example at the Refinery and the Peninsula area. It is considered that these areas although subject to a high flood risk could still allow for industrial and mixed use development. However the A120 corridor area lies within Flood Zone 3b, the functional flood plain, and this reduces the potential for development in this location. Elsewhere, in Dovercourt and Low Road, the flood risk is lower (Flood Zone 1) and therefore residential development is deemed appropriate in these areas.	A policy regarding how development will be managed where flooding is an issue should be included within the Core Strategy. There should also be an acknowledgement of the flood risk in Harwich.	Particularly policy CP7 and the Key Projects in Chapter 7 of the Core Strategy, that refer specifically to development in Harwich.

Jaywick Flood Risk Assessment

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The coastal part of Jaywick is within Flood Zone 3, deemed to be at significant risk to tidal flooding in particular. This area should not be selected for development unless the exceptions test (PPS25) can be passed. • The higher ground, incorporating some areas of Brooklands, should be favoured for the more vulnerable types of development, for example healthcare facilities and residential development.	A policy regarding how development will be managed where flooding is an issue should be included within the Core Strategy. There should also be an acknowledgement of the flood risk in Jaywick, deterring development away from the most at risk areas of flooding.	Particularly policy CP7 and the Key Projects in Chapter 7 of the Core Strategy, that refer specifically to development in Jaywick.

Strategic Housing Market Assessment (and SHMA Update)

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Tendring has seen a lower increase in housing stock over the last 10 years, than seen regionally or nationally. Indeed the demand for housing across all tenures is greater than the supply. • There is a higher than average level of owner occupied homes in Tendring and house prices are generally lower than the average for surrounding areas. • Clacton, Harwich and Jaywick are the least expensive areas to buy a home in Tendring	A policy should be included which tackles the need for more housing, in particular the need for affordable housing (especially in rural areas). The housing need in Clacton should be addressed within the Core Strategy, broadly allocating a large proportion of housing growth to Clacton. A policy to encourage a mix of housing should be included within the Core Strategy.	Particularly within policies SSP2, SSP4, CP18, DP17, DP18 and DP19. Additionally, refer to the Key Projects, indentified in Chapter 7 of the Core Strategy, for proposed housing developments and the Key Diagram for the Core Strategy which shows the broad locations for housing provision in the district.

and parts of the rural West and Frinton are the most expensive.	
• There is twice the need for affordable housing in Tendring compared to Braintree and Chelmsford, with an overall demand which exceeds supply for both affordable and market housing.	
• The greatest need for housing is in Clacton.	
• A mix of housing tenure and housing type is needed.	

Employment Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Retail, health and education are the biggest employers in Tendring; however, they are relatively low paid, indeed earnings in Tendring are lower than the regional and national average. It is suggested these sectors along with tourism and business should be pursued in Clacton. • Tourism is an important employer within this district, particularly within the coastal resorts of Clacton and Walton- however, for growth in the tourism industry in Tendring tourism needs to diversify. • There is a high unemployment rate in Tendring, particularly within Clacton and Harwich. • The importance of employment from Bathside	Policies should be included within the Core Strategy that support economic growth and tackle unemployment in Tendring. Policies should also be included to ensure employment sites will be safeguarded and promoted. Tourism is a particularly important sector of employment for Tendring, the Core Strategy should recognise this and include a policy to ensure innovative tourism opportunities are realised. Bathside Bay should be recognised as particularly important to future economic growth in the district and broad locations should be identified for future employment growth within Tendring.	Particularly within policies SSP1, CP12, CP13 and CP15 along with the Key Projects relating to proposed areas of employment growth in Tendring, as shown in Chapter 7 of the Core Strategy.

Bay is recognised and it is suggested that Harwich should therefore pursue industrial and distributional employment opportunities.	
• It is suggested that the West of Tendring should pursue higher value business sectors, due to its close affinity to Colchester.	
• The remainder of settlements in Tendring should support modest economic growth.	
• Overall around 16ha of employment land should be allocated in Tendring- around 12ha for office use and 4ha for industrial use.	

Strategic Flood Risk Assessment

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Tendring is at risk from fluvial flooding from the River Ramsey and the Colne and Stour Estuaries. Coastal areas, including most areas of the large urban settlements are also at risk from tidal flooding, although these areas are largely protected by tidal defences. • Manningtree, Walton, Clacton, Point Clear and Brightlingsea are areas of particular high flood risk (in addition to Harwich and Jaywick). There is also significant surface water flood risk in Brightlingsea, Little Bromley and West Manningtree.	A policy regarding how development will be managed where flooding is an issue should be included within the Core Strategy. There should also be an acknowledgement of the flood risk in particular areas of high risk, deterring development away from the most at risk areas of flooding.	Particularly policy CP7 and the Key Projects in Chapter 7 of the Core Strategy.

Historic Characterisation Project

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The Historic Characterisation Project identified 17 broad historic characterisation zones within Tendring, each with there own unique historic and architectural character features. These historic characterisation zones should be referred to when development is proposed, to ensure the historic environment is safeguarded and enhanced in a way that is sensitive to the individual character zone in question.	A policy should be included to acknowledge the importance of the diverse range of historic character zones present in Tendring. This is important to ensure that any proposed development is sensitive to the historic character of the area and complies with the guidance as detailed in the Historic Characterisation Project, to avoid adverse effects on the historic character of Tendring.	Particularly within policy CP9.

Colchester and Tendring Land-Use (Transport) Model

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• This model will be used to test the transport implications of the Core Strategy following community engagement.	N/a	N/a

Wildlife Habitat Survey

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The Wildlife Habitat Survey lists 125 sites, totalling 1216.8ha of Local Wildlife Site land,	A policy should be included to acknowledge the importance of the diverse range of local wildlife	Particularly within policy CP8.

which should be protected due to their environmental importance or wildlife populations. This is an increase of 387.6ha and 38 sites since the list of Local Wildlife Sites was last assessed in 1991. The survey recommends buffer zones and further surveys on the effects on certain protected species should development occur in the vicinity of some of these sites. In particular sites within Thorpe, St Osyth, Manningtree, the Colchester Fringe, Harwich, Little Clacton, Brightlingsea and Alresford were identified as requiring particular care should further development occur within these areas.	sites present in Tendring. This is important to ensure that any proposed development is sensitive to the local wildlife sites within the area and complies with the guidance as detailed in the Wildlife Habitat Survey to avoid adverse effects on these sites of importance.	

Landscape Impact Assessment

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Within Tendring there a varying degrees of landscape sensitivity, which could be effected by possible development. The Landscape Impact Assessment identified the land East of Old Hall Lane, Walton as a particularly sensitive area that should be discounted from development. Land West of Chapel Lane, Kirby Cross, land between Bypass Road and Clacton Road, St Osyth and St Andrews Close, Alresford, were considered the areas least likely to be impacted by new development, of the 36 areas investigated.	A policy should be included within the Core Strategy to ensure development proposals include suitable mitigation measures to the potential adverse effects of the proposed development on the landscape. A policy should also be included that supports green infrastructure in Tendring to provide open space in new developments and improve the health and wellbeing of residents in Tendring.	Specifically within policies CP11, DP5 and DP16.

Key Headlines		
• Through the provision of green infrastructure existing shortfalls and new demands from the proposed development could ensure the provision of open space, a better quality of life and a decreased impact of the development on the landscape.		

Infrastructure Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The Infrastructure Study for Tendring determines that there are no infrastructure issues that will absolutely prevent development within Tendring. However, there are a number of issues which would need to be addressed subject to further development in Tendring. • In terms of transport, the A120 requires upgrading if Bathside Bay goes ahead, Pond Hall Farm requires a roundabout should employment land be allocated in the vicinity and the A133 would require upgrading should significant development occur in Clacton and Walton. Additionally sewerage treatment works and the sewerage network would require an upgrade should development significant development occur in Tendring. • Funding for these infrastructural works would need to be sourced, through public	Policies should be in place to recognise the importance of the infrastructure needed to aid the development proposals in Tendring. Policies regarding developer's contributions and improving the strategic transport network should also be included within the Core Strategy. Special attention should be made within the Core Strategy as to how the proposals outlined can be delivered and implemented; this therefore requires a system of monitoring to ensure the infrastructural elements of the proposed development are carried out.	Particularly within policies SSP3, SSP5 and CP3. Additionally Chapter 10 of the Core Strategy details the implementation and monitoring tools to ensure the required infrastructure is carried out in relation to the specific development projects proposed.

investment and utilising powers to obtain developers contributions.	

Walton Regeneration Framework

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The Walton Regeneration Framework sets out the vision for Walton following regeneration, which incorporates the following key points: a year round economy; a unique tourist destination which maximises the environmental and heritage assets of the town; a place where people can live and realise their potential and a town that is sustainable.	The Core Strategy should recognise the need for regeneration in Walton- a policy should be included within the Core Strategy to aid this regeneration. Policies should also be included surrounding the elements that this regeneration framework places emphasis on, as they have a wider role to play in the regeneration of other parts of the district, for example tourism and protecting and enhancing the environmental and heritage assets of the district.	Specifically within CP8, CP9, CP12 and CP15. Key Projects, as identified within Chapter 7 of the Core Strategy, for Walton are also relevant.

Open Space Strategy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Tendring has great potential to have a number of good quality open spaces, due to the many open vistas and areas of important biodiversity status in the district. However access to these spaces can be difficult due to the dispersed settlement pattern, especially within rural areas. • The Open Space Strategy has identified 176 sites, over 0.2ha which have been assessed	Open spaces should be accessible, well maintained and sustainable. A policy should be included within the Core Strategy to ensure residents and visitors benefit from good quality open spaces, in the interests of health, wellbeing and the quality of the natural environment.	Particularly within policies CP11, CP21, CP22 and DP16.

in terms of quality, providing a number of recommendations to improve open spaces around the district.	

Planners Guide to the Rural Economy

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• Rural areas require a different approach in terms of planning than urban areas. As Tendring is a predominately rural district there are particular issues which planners must be aware of when planning development, for example: promoting a strong rural economy through diversification, improving access to services and facilities, creating opportunities for rural exception housing sites where appropriate and benefiting from attractive natural environments.	The Core Strategy should recognise Tendring's rural character and should include policies which help to create a thriving rural economy. Policies which improve rural services and recognise the importance of the natural rural environment should also be encouraged. A policy detailing how affordable housing can be delivered in rural areas, through an exception site policy should also be included to allow rural families to continue living in rural communities should they wish.	Particularly within policies CP2, CP4, CP10, CP11, CP16, DP10, DP11, DP12, DP13 and DP18.

Tendring Geodiversity Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The Tendring Geodiversity Study identified 17 broad geodiversity characterisation zones within Tendring, each with there own unique geology, soil type, topography, geomorphology, and level of human	A policy should be included to acknowledge the importance of the diverse range of geodiversity character zones present in Tendring. This is important to ensure that any proposed development is sensitive to the geodiversity of the area and complies with the guidance as detailed in the	Particularly within policy CP8.

| exploitation. These geodivesity characterisation zones should be referred to when development is proposed, to ensure the geodiversity of the environment is safeguarded and enhanced in a way that is sensitive to the individual character zone in question. | Geodiversity Study, to avoid adverse effects on the geodiversity of Tendring. | |

Strategic Housing Land Availability Assessment (Draft)

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• There is a limited supply of developable housing sites within existing built up areas and therefore major neighbourhood developments and urban extensions will be required to make up residential requirements.	The SHLAA is a requirement of PPS3 and the content of the Core Strategy needs to reflect its findings. Published as a draft for consultation in its own right, the SHLAA is reflected in the content of the Core Strategy through the identification of a number of broad areas where greenfield housing allocations will need to be made.	Particularly within policy SS2.

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Tendring Coastal Resorts Hotel and Guesthouse Retention Study

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• The hotel and guesthouse sector within Tendring's coastal resorts is highly seasonal; however there is scope for the future growth in hotels and guesthouses particularly within	A policy supporting tourism in Tendring should be included within the Core Strategy, which would promote holidays and visits to the district and in turn support trade at hotels and guesthouses.	Particularly within policy CP15 and the Key Projects, as identified in Chapter 7 of the Core Strategy, particularly those

the areas of Clacton, Walton and Frinton.		
• There is a case for including a hotel and guesthouse retention policy in the LDF for Clacton, perhaps within the Clacton Area Action Plan. However, it is suggested that such a retention policy is not required in Walton, Frinton, Harwich and Dovercourt, where there are fewer hotels and guesthouses. • A policy regarding tourism should also be included to encourage tourists to the area, which in turn supports the growth of hotels and guesthouses.	A hotel and guesthouse retention policy should be included within the Clacton Area Action Plan, to ensure this sector is protected and to reduce accommodation loss.	referring to the Clacton Area Action Plan and tourism related projects.

Tendring Holiday Park Sector Review

Key Headlines	Justification for inclusion within Core Strategy/ type of policy required	Reference/ Policy within the Tendring Core Strategy where requirement is addressed
• There are 26 holiday parks in Tendring, located in Clacton, Walton, St Osyth and to a lesser extent Dovercourt. It is expected that growth in the holiday park industry is likely to increase following the current economic downturn and policies will be required to ensure holiday parks are protected and enhanced. • It is suggested that policies should be considered that will upgrade and enable the expansion of existing holiday parks; promote new holiday parks- including new lodge parks; protect holiday parks from residential	A policy should be included regarding tourism in Tendring, which should seek to protect and enhance holiday park provision within the district. The Core Strategy should include policies that will enable the protection and expansion of existing holiday parks, the extension of holiday accommodation occupation and control of touring caravans and camping pitches on holiday parks.	Specifically within policies CP15 and DP11 and also the tourism related Key Projects for the district, as identified within Chapter 7 of the Core Strategy.

use; extend holiday park occupancy timescales and control the loss of touring caravans and camping pitches on holiday parks.		

7   Other Necessary Assessments

7.1   In parallel with the Core Strategy a number of assessments must be carried out, in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and other current national and international regulations. These are all necessary assessments that must be carried out to demonstrate that the Core Strategy for Tendring has been prepared with consideration to sustainability and equality issues.

7.2   **Sustainability Appraisal-** A Sustainability Appraisal (SA) is the formal process of appraising possible social, environmental and economic impacts of a development proposal. An SA is used throughout all stages of the plan making process to monitor the implications of a proposed development or policy to ensure sustainability principles are upheld.

7.3   An SA is produced in numerous stages, the first stage of which involved the preparation of a Scoping Report, which included a Habitat Regulations screening opinion. The SA Scoping Report was the subject of consultation alongside the 'Discussion Document on Issues and Possible Options' in March 2009.

7.4   The SA helps to ensure that plans contribute to sustainable development by asking the question 'how sustainable is the plan' throughout the plan preparation process. Accordingly, the SA Scoping Report appraised the sustainability of each option for growth suggested in the Issues and Options draft of the Core Strategy.

7.5   The SA also appraised all options for the spatial strategy, core policies and development policies, which has assisted the Council in selecting the best option for inclusion in this draft of the Core Strategy. The SA report will be published for consultation alongside the Core Strategy.

7.6   **Strategic Environmental Assessment-** A Strategic Environmental Assessment (SEA) is required to assess the environmental effects of policies and proposals in Local Development Frameworks. The SEA as process is very similar to that for SA and so the requirements of the SEA Directive will be incorporated into the SA.

7.7   **Appropriate Assessment-** An 'Appropriate Assessment' is a requirement from the European Habitats Directive and for Tendring is required to consider the impact of the policies and proposals in Local Development Frameworks on our three sites of international importance for wildlife – Hamford Water, the Colne Estuary and the Stour Estuary.

7.8   **Equality Impact Assessment-** An Equality Impact Assessment is required to ensure that the likely impacts of plans on different groups in society have been carefully considered and that certain groups are not being discriminated against. An Equality Impact Assessment is being carried out and the outcomes will be published in the SA report.

7.9   Each of the above assessments affect the content of the Core Strategy, as the Council is mindful of the requirements of each assessment and as it strives to create sustainable, non-discriminatory policies.