

Information received 9 January from Shelley Blackaby

Key points of TDC Local Plan for WNP

Tendring District Council (TDC) published its draft Local Plan for consultation in winter 2012.

However, following major concerns about the spatial strategy (including an objection from CBC) TDC have made numerous changes to the draft Local Plan. These changes were published for consultation on 6 January 2014. Here is a link to the Focussed Changes consultation:

<http://www.tendringdc.gov.uk/sites/default/files/documents/planning/planning%20policy/Major%20Changes.pdf>

The most relevant change to Wivenhoe is the introduction of broad areas of search to meet housing need in years 11-15 of the plan period, as shown on page 13 of the Focussed Changes. You will see that the broad areas for growth are the edges of Clacton, Harwich and Colchester. It should be made clear to Wivenhoe Town Council that land east of Colchester is not allocated for growth. TDC is currently saying that it is a potential area for growth and that these areas will need to be considered in detail as part of a future review of the Local Plan. One of the Focussed Changes includes the following explanation:

“To plan for longer-term growth beyond 1st April 2024, the Council will work with partners, including Colchester Borough Council, to explore the opportunities for more focussed employment and infrastructure-led development in suitable broad locations in and around Clacton-on-Sea, Harwich and Dovercourt and West Tendring/Colchester Fringe aimed at supporting economic growth, delivering new infrastructure and, where practical, addressing longer-term requirements for housing. The details of longer-term growth in these broad locations and the district’s other urban settlements will be determined through an evidence-based review of the Local Plan.”

Also linked to this is the inclusion a new project “to explore, in partnership with Essex County Council, Colchester Borough Council, Essex University and Highways Agency to create a north/south link between the A120 and the A133 to improve connectivity and support longer-term growth. At this stage the Local Plan is not specific about the precise location or route of this new road, but by providing ‘in principle’ support at this stage, the Council can begin working with its partners to undertake more detailed planning work and explore various sources of possible funding.”

Land off Andrew’s Close in nearby Alresford is allocated for the development of 50 dwellings.

We discussed the weight TDC would need to give to the Wivenhoe Neighbourhood Plan. Whilst it will form part of CBCs statutory development plan once adopted it will not form part of TDCs statutory plan. TDC will however need to have regard to it as they are required to have regard to CBCs adopted Local Plan.

I hope this helps and I’m happy to discuss further.

Shelley

Shelley Blackaby MRTPI

Planning Policy Officer (Part time)