

Lawford Parish Council is supportive
of the TENDRING DISTRICT LOCAL
PLAN REVIEW 2026-2043 AND
BEYOND

12th October 2026

***Lawford Parish Council
comments on the
Regulation 19 Public
Consultation for the
TENDRING DISTRICT
LOCAL PLAN REVIEW
2026-2043 AND BEYOND
Submission Version
September 2026***

Cllr. Giancarlo Guglielmi on behalf of
Lawford Parish Council

**Lawford Parish Council comments on the
Regulation 19 Public Consultation for the
TENDRING DISTRICT LOCAL PLAN REVIEW
2026-2043 AND BEYOND Submission Version
September 2026**

Representation received for ID: 14661

Cllr Giancarlo Guglielmi, District, and Parish Councillor,
Your representation has been received.

Representation details **page 41**

ID: 14661

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy SPL1 MANAGING GROWTH

Full Text

**Lawford Parish Council agrees with the Settlement Hierarchy in
Tendring**

Representation received for ID: 14662

Representation details **page 43**

ID: 14662

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy SPL2 SUSTAINABLE DESIGN

Full Text

Lawford Parish Council supports the sustainable design provisions are welcomed, particularly the emphasis on healthy place-making, active travel, green infrastructure, climate resilience and biodiversity enhancement. These requirements should help ensure that new development contributes positively to the character, environmental quality and long-term sustainability of communities across Tendring.

Representation received for ID: 14663

Representation details **page 49**

ID: 14663

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy HP1

Full Text

Lawford Parish Council supports the requirement for Health Impact Assessments on larger developments, as it ensures health considerations are embedded early in the design process and helps secure appropriate healthcare infrastructure and services to meet the needs of growing communities.

Representation received for ID: 14664

Representation details **page 55**

ID: 14664

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy HP2 COMMUNITY FACILITIES

Full Text

Lawford Parish Council welcomes the commitment to protecting existing community facilities and resisting their unnecessary loss. Community assets such as halls, libraries, pubs and recreational facilities are essential in supporting community cohesion, wellbeing and access to local services. The requirement for new development to provide or contribute towards community facilities where necessary is supported, although careful consideration must be given to the sustainability of existing community facility when new ones are considered. That said, new infrastructure needs to grow in a timely manner alongside new housing development.

Representation received for ID: 14665

Representation details **page 59**

ID: 14665

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy HP5 OPEN SPACE, SPORTS AND RECREATION FACILITIES

Full Text

The policy is very welcomed for providing strong protection to existing open spaces, sports and recreational facilities. Retaining and enhancing these areas will support community wellbeing, biodiversity, visual amenity and opportunities for recreation across the District. The requirement for larger developments to provide on-site open space and associated recreational facilities is supported. Ensuring high-quality, accessible green infrastructure is delivered alongside new development will help create healthy, attractive and sustainable communities. Lawford Parish Council is extremely grateful for the proposed inclusion of Lawford Tye Field as a Safeguarded Open Space, following its representation during the Regulation 18 public consultation, and very much hopes that this proposed designation will be agreed by the Planning Inspector, and resist any attempts from any other parties to change it.

Representation received for ID: 14666

Representation details **page 69**

ID: 14666

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy LP1 HOUSING SUPPLY

Full Text

Although Lawford Parish Council completely disagrees with the mandatory housing targets imposed upon the Council, it nevertheless welcomes this clear strategy to meet the District's housing needs while delivering a mix of site sizes and locations, that hopefully will support local housing demand and provide opportunities for a range of developments. It supports the inclusion of larger strategic developments and Garden Villages, because of the potential to deliver significant housing alongside infrastructure, employment opportunities, community facilities and sustainable transport connections, and create well-planned and sustainable communities, but crucially it is the only way to meet these mandatory housing targets.

Representation received for ID: 14667

Representation details **page 78**

ID: 14667

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy LP5 AFFORDABLE HOUSING

Full Text

Lawford Parish Council supports this policy that seeks to increase the supply of affordable housing and prioritising provision for local residents. Requiring affordable homes on larger developments will help address identified housing needs and provide greater opportunities for people with local connections to remain within the District; it strongly supports

the new 20% requirement. It strongly supports the integrated throughout developments, alongside accessibility standards for adaptable and wheelchair-user homes, is welcomed. This approach should help create mixed, inclusive and sustainable communities that meet the needs of a wide range of residents.

Representation received for ID: 14668

Representation details **page 81**

ID: 14668

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy LP6 RURAL EXCEPTION SITES

Full Text

Lawford Parish Council supports the provision of a clear mechanism to deliver affordable housing that meets identified local needs in rural areas. Allowing Rural Exception Sites adjoining settlement boundaries should help local people, particularly younger residents and families, remain within their communities where suitable housing would not otherwise be available. It further welcomes the requirement to demonstrate local need, secure long-term affordability while protecting landscape, heritage, biodiversity and residential amenity. This will ensure that Rural Exception Sites can address housing needs while maintaining the character and sustainability of rural settlements.

Representation received for ID: 14669

Representation details **page 86**

ID: 14669

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy LP8 BACKLAND RESIDENTIAL DEVELOPMENT

Full Text

We support this policy that will ensure that back land development respects the established character of neighbourhoods and does not result in cramped or over-intensive forms of development. The criteria provide an appropriate framework for protecting residential amenity, privacy and the quality of the local environment. The emphasis on safe and convenient access arrangements is welcomed. Requiring suitable vehicular and pedestrian access and avoiding poorly designed tandem development should help ensure that any back land development integrates successfully with its surroundings and does not create adverse impacts for existing residents.

Representation received for ID: 14670

Representation details **page 88**

ID: 14670

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy LP9 GYPSY AND TRAVELLER SITES

Full Text

Lawford Parish Council supports this approach for Gypsy and Traveller accommodation in Tendring.

Representation received for ID: 14671

Representation details **page 92**

ID: 14671

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy LP10 CARE, INDEPENDENT AND ASSISTED LIVING, SECURE INSTITUTIONS

Full Text

Because of the high number of older residents living in Tendring we support the recognition of the District's ageing population and the growing need for a range of specialist accommodation, including care homes, extra-care housing and assisted living. Supporting these forms of development in sustainable locations will help residents maintain their independence and access essential services and facilities. The emphasis on high-quality, accessible and inclusive design is welcomed. Requiring specialist accommodation to be well integrated with local communities and designed to support residents' wellbeing, dignity and changing care needs should help deliver better outcomes for both residents and care providers.

Representation received for ID: 14672

Representation details **page 95**

ID: 14672

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy LP11 HMO AND BEDSITS

Full Text

Lawford Parish Council strongly supports this policy.

Representation received for ID: 14673

Representation details **page 101**

ID: 14673

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy PP1 NEW RETAIL DEVELOPMENT

Full Text

Lawford Parish Council supports his policy that reinforces the town centre-first approach and directing new retail development towards established centres is supported. This will help maintain the vitality and viability of town centres, support local businesses and encourage investment in key commercial areas. We do welcome the policy to encourage retail development at a scale appropriate to the needs of each community while taking account of local planning, traffic and environmental considerations. This balanced approach should help support economic growth without adversely affecting existing centres or local amenity.

Representation received for ID: 14674

Representation details **page 103**

ID: 14674

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PP2 RETAIL HIERARCHY

Full Text

We support the Retail Hierarchy as proposed.

Representation received for ID: 14675

Representation details **page 104**

ID: 14675

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PP3 VILLAGE AND NEIGHBOURHOOD CENTRES

Full Text

We support Strategic Policy PP3 on VILLAGE AND NEIGHBOURHOOD CENTRES.

Representation received for ID: 14676

Representation details **page 113**

ID: 14676

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy PP6a EXTENSIONS TO EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE

Full Text

We welcome the policy for supporting the expansion of existing employment sites in the countryside where there is a clear operational need. This will help existing businesses grow, retain jobs and contribute to the rural economy, whilst ensuring that development remains proportionate and sustainable. Lawford parish Council strongly supports the requirement to minimise impacts on landscape character, biodiversity, residential amenity and highway safety. The policy strikes an appropriate balance between enabling economic growth and safeguarding the environmental qualities that make Tendring's countryside distinctive.

Representation received for ID: 14677

Representation details **page 119**

ID: 14677

Respondent: Cllr Giancarlo Guglielmi, District, and Parish Councillor

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PP8 TOURISM

Full Text

This policy is welcomed for its positive approach to supporting tourism and leisure development across the District. New attractions, visitor facilities and tourism-related investment will help strengthen the local economy, create employment opportunities and enhance Tendring's appeal as a year-round destination. It also seeks to appropriately balance tourism growth with the protection of the District's environmental, coastal and countryside assets. Supporting high-quality tourism development in suitable locations will help ensure that economic benefits are delivered while preserving the characteristics that attract visitors to Tendring. We would like to see greater focus on the Rural Hinterland for any new tourism opportunities.

Representation received for ID: 14678

Representation details **page 126**

ID: 14678

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PP12 IMPROVING EDUCATION AND SKILLS

Full Text

The policy is welcomed for recognising the important role that education, training and skills development play in supporting economic growth and improving life opportunities for local residents. Supporting investment in schools, further education, vocational training and apprenticeships will help ensure that local people can benefit from future employment opportunities within the District. The requirement for new development to contribute towards education provision and for developers to promote local employment, apprenticeships and training opportunities is strongly supported. This approach will help ensure that growth delivers lasting benefits for local communities and that infrastructure and skills provision keep pace with development.

Representation received for ID: 14679

Representation details **page 128**

ID: 14679

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PP13 THE RURAL ECONOMY

Full Text

We support Strategic Policy PP13 on the Rural Economy.

Representation received for ID: 14680

Representation details **page 140**

ID: 14680

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL1 DEVELOPMENT AND FLOOD RISK

Full Text

The policy is supported for ensuring that new development is directed away from areas at greatest risk of flooding and that appropriate mitigation measures are incorporated where development is necessary. This approach will help protect people, property and infrastructure while improving resilience to the impacts of climate change. The emphasis on Green and Blue Infrastructure, sustainable drainage and the retention of flood storage capacity is welcomed. Encouraging nature-based solutions alongside development will help manage flood risk, enhance biodiversity and deliver wider environmental benefits for local communities.

Representation received for ID: 14681

Representation details **page 144**

ID: 14681

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL3 THE RURAL LANDSCAPE

Full Text

Lawford Parish Council strongly welcomes the provision of strong protection for Tendring's rural landscapes, its estuaries, coastlines, historic landscapes, woodlands, hedgerows, important views, and special areas of interest. Protecting these valued assets will help maintain the District's distinctive character and environmental quality for residents and visitors alike. The emphasis on biodiversity enhancement, nature recovery and minimising light pollution is strongly supported. Encouraging development to respect landscape character, protect dark skies and contribute to the Essex Local Nature Recovery Strategy will help deliver long-term environmental benefits while supporting sustainable development.

Representation received for ID: 14682

Representation details **page 148**

ID: 14682

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL4 BIODIVERSITY AND GEODIVERSITY

Full Text

Lawford Parish Council supports the provision of robust protection for internationally, nationally and locally designated biodiversity sites. Requiring Habitat Regulations Assessments, appropriate mitigation and consideration of Functionally Linked Land will help ensure that growth is delivered without adverse

impacts on Tendring's important ecological assets. The emphasis on green and blue infrastructure, biodiversity enhancement and alignment with the Essex Local Nature Recovery Strategy is strongly supported. Encouraging habitat creation, ecological connectivity and long-term management of natural assets will contribute positively to nature recovery and environmental resilience across the District.

Representation received for ID: 14683

Representation details **page 148**

ID: 14683

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL4a BIODIVERSITY NET GAIN IN TENDRING

Full Text

Lawford Parish Council has concerns on introducing a 20% Biodiversity Net Gain requirement in Tendring; although it demonstrates a strong commitment to nature recovery, environmental enhancement and the creation of more resilient ecological networks across the District, it questions if this will be an achievable target. The concern arises from cases when ecology reports have been submitted with planning applications where it was proven by third parties that the figures had been grossly miscalculated. We do support however the preference for delivering Habitat Banks and biodiversity gains within Tendring in line with the objectives of the Essex Local Nature Recovery Strategy.

Representation received for ID: 14684

Representation details **page 156**

ID: 14684

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL5 WATER CONSERVATION, DRAINAGE AND SEWERAGE

Full Text

We support Strategic Policy PPL5 on water conservation, drainage, and sewage.

Representation received for ID: 14685

Representation details **page 158**

ID: 14685

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL6 STRATEGIC GREEN GAPS

Full Text

We strongly support Strategic Policy PPL6 on Strategic Green Gaps protection.

Representation received for ID: 14686

Representation details **page 160**

ID: 14686

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy PPL7 BUILDINGS, ARCHAEOLOGY, AND HISTORIC ENVIRONMENT

Full Text

We support non-strategic Policy PPL7 on the Historic Environment.

Representation received for ID: 14687

Representation details **page 163**

ID: 14687

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Non-strategic Policy PPL9a NON-DESIGNATED HERITAGE ASSETS

Summary

Lawford Parish Council very much welcomes non-strategic Policy PPL9a which recognises the importance of non-designated heritage assets in contributing to the character, history and identity of local communities. Providing protection for locally significant buildings and features will help preserve the District's distinctive heritage and sense of place. The requirement to balance the significance of a non-designated heritage asset against the public benefits of a proposal is crucial to ensure that important non-listed building such as the now empty Tendring Hundred Waterworks Building, which we will specifically comment when we get to the right section of this Local Plan Submission Version.

Full Text

Lawford Parish Council very much welcomes non-strategic Policy PPL9a which recognises the importance of non-designated heritage assets in contributing to the character, history and identity of local communities. Providing protection for locally significant buildings, features and protected lanes will help preserve the District's distinctive heritage and sense of place. The requirement to balance the significance of a non-designated heritage asset against the public benefits of a proposal is crucial to ensure that important non-listed building such as the now empty Tendring Hundred Waterworks Building, which we will specifically comment when we get to the right section of this Local Plan Submission Version. This approach provides flexibility while ensuring that the potential impact on locally important heritage assets is fully considered as part of the planning process.

Representation received for ID: 14688

Representation details **page 165**

ID: 14688

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL10a RENEWABLE ENERGY GENERATION AND ENERGY EFFICIENCY MEASURES.

Full Text

Lawford Parish Council supports Strategic Policy PPL10a on Renewable Energy Generation and Energy Efficiency Measures.

Representation received for ID: 14689

Representation details **page 168**

ID: 14689

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL10b EMBODIED CARBON AND CIRCULAR ECONOMY IN HOMES AND BUILDINGS

Full Text

The policy is strongly welcomed for setting ambitious standards for operational energy, carbon reduction and renewable energy generation in new development. Requiring fossil fuel-free buildings and on-site renewable energy generation will help ensure that growth contributes positively towards climate change objectives and reduces long-term energy costs for occupants. The focus on reducing embodied carbon, reusing existing buildings and applying circular economy principles is supported. Encouraging sustainable materials, minimising waste and lowering whole-life carbon emissions will help deliver more environmentally responsible development and support the District's transition to a low-carbon future.

Representation received for ID: 14690

Representation details **page 170**

ID: 14690

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy PPL10c RENEWABLE ENERGY INSTALLATIONS

Full Text

Lawford Parish Council supports Strategic Policy PPL10c on Renewable Energy Installations.

Representation received for ID: 14691

Representation details **page 185**

ID: 14691

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy CP1 SUSTAINABLE TRANSPORT AND ACTIVE TRAVEL

Summary

Although this policy that places a strong emphasis on walking, cycling and public transport from the outset of the development process is welcomed, Lawford Parish Council would question whether this can actually be achieved because of the mostly rural character and ageing existing infrastructure of our district. We do of course support the requirement that developments should provide safe, attractive and well-connected active travel routes to encourage car dependency, improve public health and support the creation of more sustainable communities, but how realistic will that be?

Full Text

Although this policy that places a strong emphasis on walking, cycling and public transport from the outset of the development

process is welcomed, Lawford Parish Council would question whether this can actually be achieved because of the mostly rural character and ageing existing infrastructure of our district. We do of course support the requirement that developments should provide safe, attractive and well-connected active travel routes to encourage car dependency, improve public health and support the creation of more sustainable communities, but how realistic will that be? The requirement for major developments to demonstrate how transport impacts will be managed and how connectivity will be improved is supported. Aligning new development with transport infrastructure, public rights of way, rail services and bus networks will help ensure that growth is accompanied by appropriate and accessible transport provision.

Representation received for ID: 14692

Representation details **page 188**

ID: 14692

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy CP2 IMPROVING AND MAINTAINING THE TRANSPORT NETWORK

Full Text

The policy to supporting Strategic Transport Improvements is of course welcomed, as it recognises the importance of investing in transport infrastructure alongside growth. Securing improvements to key strategic routes, public transport services and active travel networks will help support economic development, improve connectivity and ensure that new development is accompanied by the infrastructure required to serve it. The requirement for development proposals to demonstrate that they won't have an unacceptable impact on highway safety or the wider transport network is vital, as it will provide an appropriate balance between facilitating growth and ensuring that transport infrastructure remains safe and futureproof.

Representation received for ID: 14693

Representation details **page 190**

ID: 14693

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy CP3 IMPROVING THE TELECOMMUNICATIONS NETWORK

Full Text

Lawford Parish Council strongly supports Strategic Policy CP2 on Digital Connectivity. The policy is welcomed for recognising the importance of high-quality digital infrastructure in supporting economic growth, education, healthcare and modern ways of working. Requiring gigabit-capable broadband and reliable mobile connectivity in new developments will help ensure residents and businesses are well connected from the outset, especially in rural areas. The approach of encouraging the use of existing telecommunications infrastructure where possible, while ensuring new equipment is sensitively designed and located, is supported. This will help improve digital coverage and capacity while minimising impacts on visual amenity and local character.

Representation received for ID: 14694

Representation details **page 194**

ID: 14694

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy SAMU1 DEVELOPMENT AND DELIVERY OF TENDRING COLCHESTER BORDERS GARDEN COMMUNITY

Full Text

Lawford Parish Council wholeheartedly supports SAMU1, that promotes the delivery of the comprehensively planned Tendring/Colchester Borders Garden Community; it will

integrate new homes, employment opportunities, education, healthcare, green infrastructure and sustainable transport. This approach has the potential to create a well-balanced and self-sustaining community that meets the needs of both existing and future residents. The emphasis on delivering supporting infrastructure alongside development, including the Rapid Transit System, schools, community facilities, employment land and strategic green gaps, is strongly supported. Ensuring infrastructure is planned and delivered in step with growth is the main principle of the Garden Community's long-term success.

Representation received for ID: 14695

Representation details **page 211**

ID: 14695

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy SAMU6 WEELEY GREEN GARDEN VILLAGE

Full Text

Lawford Parish Council supports Strategic Policy SAMU6 for Weeley Green Garden Village. The policy is welcomed for ensuring that the proposed Garden Village is supported by the necessary infrastructure, including education, healthcare, transport, community facilities and utilities. The requirement for a comprehensive masterplan and phased delivery approach should help ensure that growth is properly coordinated and that infrastructure is delivered alongside development. The emphasis on biodiversity net gain, strategic open space, active travel, SANG provision and improved connections to Weeley Railway Station is also very welcomed. These measures will help create a sustainable and well-connected community whilst protecting environmental assets and promoting healthier travel choices for future residents, with close links to sustainable transport and the major trunk route A133.

Representation received for ID: 14696

Representation details **page 218**

ID: 14696

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy SAMU7 REDEVELOPMENT OF SALTINGS QUARTER, RIVERSIDE AVENUE, MANNINGTREE

Summary

Lawford Parish Council supports the regeneration of a Brownfield Site through Strategic Policy SAMU7, Saltings Quarter, Riverside Avenue, Manningtree This policy will see the comprehensive regeneration of a site in a highly sustainable town centre location. The mix of housing, commercial uses, public realm improvements and environmental enhancements has the potential to make an extremely positive contribution to the character and vitality of the area, especially the retention of the Riverside GP Clinic. Flood risk management, biodiversity enhancement, sustainable drainage and protection of the surrounding heritage and landscape assets will be key to the successful delivery of the scheme.

Full Text

Lawford Parish Council supports the regeneration of a Brownfield Site through Strategic Policy SAMU7, Saltings Quarter, Riverside Avenue, Manningtree This policy is welcomed for promoting the comprehensive regeneration of a previously developed site in a highly sustainable location close to Manningtree town centre and railway station. The mix of housing, commercial uses, public realm improvements, retention of the Riverside Clinic, and environmental enhancements have the potential to make an extremely positive contribution to the character and vitality of the area. The strong emphasis on flood risk management, biodiversity enhancement, sustainable drainage and protection of the surrounding heritage and landscape assets is of course very much supported; this will ensure that redevelopment is safe, environmentally responsible and sensitive to the setting of the Conservation Area and National Landscape will be essential to the successful delivery of the scheme.

Representation received for ID: 14697

Representation details **page 226**

ID: 14697

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy SAMU8 DEVELOPMENT OF HARE GREEN GARDEN VILLAGE

Summary

Lawford Parish Council would have rather not seen Hare Green Garden Village come forward, but because of the unrealistic housing target imposed by government, it reluctantly understands why this is being proposed. The policy for requiring infrastructure to be planned and delivered alongside development, such as schools, healthcare facilities, rapid-transit connections, strategic highway improvements and sustainable transport networks, is welcome and it would very much expect to see a masterplan developed together with all affected existing communities. This infrastructure-led approach will be essential in ensuring that the Garden Village functions as a sustainable community rather than a car-dependent housing estate.

Full Text

Lawford Parish Council would have rather not seen Strategic Policy SAMU8, the Hare Green Garden Village proposal come forward, but because of the unrealistic housing target imposed upon the Council by government, it reluctantly and completely understands why this is being proposed. The policy for requiring infrastructure to be planned and delivered alongside development, particularly the provision of schools, healthcare facilities, rapid transit connections, strategic highway improvements and sustainable transport networks, is welcome and it would very much expect to see a masterplan developed together with all affected existing communities. This infrastructure-led approach will be essential in ensuring that the Garden Village functions as a sustainable and well-connected community rather than a car-dependent housing estate. The emphasis on high-quality placemaking, extensive green infrastructure, biodiversity net gain, community facilities, employment land and long-term stewardship arrangements is also welcomed. The requirement for a

comprehensive planning framework before development proceeds should help ensure that Hare Green Garden Village is delivered as a cohesive and sustainable new settlement with its own identity while maintaining appropriate separation from neighbouring communities.

Representation received for ID: 14698

Representation details **page 237**

ID: 14698

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy SAMU9 DEVELOPMENT OF HORSLEY CROSS GARDEN VILLAGE

Summary

Lawford Parish Council reluctantly accepts that to accommodate government's unrealistic housing targets imposed on the Council, Planning Officers have been forced to draw up this proposal, Strategic Policy SAMU9 Horsley Cross Garden Village. Horsley Cross Garden Village needs to have very careful plan as a comprehensive new settlement rather than piecemeal development, with rapid transit links, schools, healthcare facilities, employment land, green infrastructure, and long-term stewardship arrangements. We support the strong emphasis on biodiversity net gain, green gaps, habitat protection, sustainable transport and high-quality place-making, the requirement of extensive environmental mitigation, and the measures of maintaining separation from existing settlements.

Full Text

Lawford Parish Council reluctantly accepts that in order to accommodate government's unrealistic housing targets imposed on the Council, Planning Officers have been forced to draw up this proposal, Strategic Policy SAMU9 Horsley Cross Garden Village. To ensure that Horsley Cross Garden Village is planned as a comprehensive new settlement rather than piecemeal development, there needs to be clear requirements for rapid transit links, schools, healthcare facilities, employment land, green infrastructure as well as long-term stewardship arrangements that will help create a sustainable community with the services and infrastructure needed to

support significant growth. We support the strong emphasis on biodiversity net gain, green gaps, habitat protection, sustainable transport and high-quality place-making, and the requirement of extensive environmental mitigation and maintaining separation from existing settlements will be vital to help ensure that new development respects the character of the surrounding countryside while delivering much-needed homes and employment opportunities.

Representation received for ID: 14701

Representation details **page 276**

ID: 14701

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: MSA3 Affinity Water, Mill Hill, Manningtree

Summary

Lawford Parish Council recognises that as a brown field it is inevitable that the Affinity Water site, Mill Hill, Manningtree, has been included in the Plan for redevelopment, but it has a list of requirements that it would like to see added to MSA3. These are: 1. The preservation of any historical assets, and their incorporation in any new dwellings. 2. A new internal footway to provide a safe walking route for people walking to and from the two primary and secondary schools. 3. A complete resurfacing of the entire Mill Hill from the Lawford end to the Mistley end.

Full Text

Lawford Parish Council recognises that as a brown field it is inevitable that the Affinity Water site, Mill Hill, Manningtree, has been included in the Plan for redevelopment, but it has a list of requirements that it would like to see added to MSA3. When the Thematic Survey of the Public Water Supply in Essex was undertaken by Essex County Council in 1999, it was recommended that the historic buildings within its boundaries should be listed at Grade II as the site was considered to be of "Regional / National Importance", but sadly this never happened, and for the general information the main historic building and the gateway bungalow on the former Tendring Hundred Waterworks / Affinity Water site where first

established in 1908. This was reported in the Essex Industrial Archaeology Group, Newsletter Number, 8 January 2016. There is also evidence that the site contains other historic waterworks structures from the Victorian era, including a pumping station and aerator building. In 2010, Tendring Council described the aerator as a building that forms a subordinate structure to the larger Victorian pumping station on the site. The Parish Council would therefore request that before any planning permission is granted on the site, an audit of historically important assets should be carried out in order to preserve any significant structures, namely the pumping station and aerator building, and the whole of the main building, and incorporate them in any new structure and dwellings proposed to be developed. The Parish Council would also request an internal footway provided by the new development that will offer a much safer walking route for all those who choose to sustainably walk to and from Manningtree High and Highfields Primary schools in the morning and afternoon. It would further request a complete resurfacing of Mill Hill from the Lawford end to the Mistley end in its entirety; this lane is currently in very poor conditions, with any attempts to get Essex Highways to address it having failed. The much-increased traffic generated by the new development do therefore justify this extra requirement.

Representation received for ID: 14706

Representation details **page 277**

ID: 14706

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: MSA4 Crisp Malting, School Lane, Mistley

Full Text

Lawford Parish Council recognises that this is a brown field site, and therefore it is right to direct development to a location that has been in need of redevelopment for many years. We welcome the slight reduction of the number of new dwellings, but we would request that School Lane being the only access from the main road, should be resurfaced in its entirety.

Representation received for ID: 14707

Representation details **page 324**

ID: 14707

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Strategic Policy DI1 INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION

Summary

Lawford Parish Council supports Policy DI1 because it ensures that new development is accompanied by the infrastructure needed to support it. A very common concern from Town and Parish Councils, as well as residents is the absence of adequate capacity in roads, schools, healthcare, drainage and other services before development proceeds will help deliver sustainable growth and protect existing communities. We welcome the requirement for developers to contribute towards the infrastructure their developments create a need for, through Section 106 agreements to ensure that the costs of growth are shared fairly and that local infrastructure keeps pace with new development.

Full Text

Lawford Parish Council supports Strategic Policy DI1 because it establishes a clear principle that development should only proceed where there is sufficient infrastructure capacity, or where the necessary infrastructure will be delivered alongside the development. This is particularly important in Tendring where local concerns regularly focus on pressure on roads, schools, GP surgeries, drainage systems and other community services. We welcome the requirement that developers contribute towards both site-specific and strategic infrastructure and that development may be restricted where essential infrastructure cannot be delivered. This "infrastructure first" approach will help ensure that growth is genuinely sustainable and does not place unacceptable pressure on existing communities. While we support the principle of developer contributions through Section 106 agreements and any future Community Infrastructure Levy (CIL), the Local Plan should provide greater transparency on how infrastructure priorities will be identified and how contributions will be spent. Residents and Parish Councils

should be able to clearly see what infrastructure is required, how much funding is being secured from development, and when projects are expected to be delivered. Wwe would like to see a commitment to regular public reporting through the Infrastructure Delivery Plan and Authority Monitoring Report to the Planning Policy and Local Plan committee, as this would strengthen confidence that development contributions are directly funding the infrastructure needed to support growth.

Representation received for ID: 14708

Representation details **page 327**

ID: 14708

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: 11 Monitoring and Review

Full Text

Lawford Parish Council supports Chapter 11 because of the commitment to regular monitoring through the Authority Monitoring Report. This will help ensure that housing, employment, infrastructure and environmental policies are delivering the intended outcomes and allow issues to be identified and addressed at an early stage. We welcome the inclusion of clear monitoring indicators and targets across key policy areas. Monitoring housing delivery, infrastructure provision, healthcare, education, transport and environmental outcomes will improve transparency and help ensure that growth is supported by the services and facilities communities need. We would welcome regular updates to the relevant Overview and Scrutiny Committee.

Representation received for ID: 14710

Representation details **page 355**

ID: 14710

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Appendix F – Affordable Housing

Full Text

The previous Plan's 30% requirement did not deliver what was hoped, so we support Appendix F because it reinforces the principle that 20% affordable housing should be delivered on qualifying developments and confirms that any reduction must be justified through a transparent, open-book viability assessment. This will help maximise affordable housing delivery and ensure that viability arguments are properly scrutinised. We also support the use of review mechanisms and cascade arrangements within Section 106 agreements. These provisions provide flexibility where circumstances change while helping to ensure that affordable housing is still delivered, either on-site, through gifted units, or off-site provision.

Representation received for ID: 14711

Representation details **page 359**

ID: 14711

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Appendix G – Saved Policies from Section 1 Local Plan 2013-2033

Full Text

We support the inclusion of the saved Garden Community policies as they ensure that any development at the Tendring/Colchester Borders Garden Community is planned comprehensively rather than through piecemeal growth. They provide important safeguards to ensure that housing, employment, infrastructure and environmental mitigation are delivered co-ordinately and in sustainable manner. We also support the requirement for robust environmental mitigation, including measures to protect internationally important habitats, manage recreational impacts, and ensure adequate water and wastewater infrastructure is in place before development proceeds, which will ensure that growth does not

adversely affect protected sites or place unacceptable pressure on existing infrastructure.

Representation received for ID: 14712

Representation details **page 361**

ID: 14712

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Policy SP 8 Development & Delivery of a New Garden Community in North Essex

Full Text

We support Policy SP8 because it requires the Tendring/Colchester Borders Garden Community to be comprehensively planned and supported by the infrastructure needed to create a sustainable new settlement. In particular, I welcome the requirement that infrastructure is delivered ahead of, or alongside, development and that developers contribute towards both on-site and off-site infrastructure, helping to avoid the problems associated with piecemeal growth. We strongly support the emphasis on sustainable transport, environmental protection, green infrastructure, long-term stewardship, high-quality placemaking, a new country park, biodiversity enhancements, community facilities and sustainable travel networks to meet the needs of both current and future residents.

Representation received for ID: 14713

Representation details **page 363**

ID: 14713

Type: Support

Document: Local Plan - Submission Version (Regulation 19)

Section: Policy SP 9 Tendring/Colchester Borders Garden Community

Summary

Lawford Parish Council supports Policy SP9 because it ensures that essential infrastructure, including transport, schools and healthcare, is planned and delivered alongside the Garden Community, helping to create a sustainable new settlement. We strongly agree that funding to deliver the full phase 2 of the A120-A133 Link Road and Rapid Transit System, must be secured before planning permission is granted, helping to ensure that infrastructure keeps pace with development. We also support the policy's strong environmental and heritage safeguards, including the protection of wildlife sites, heritage assets, green infrastructure and landscape buffers, ensuring growth is delivered responsibly.

Full Text

Lawford Parish Council supports Policy SP9 because it requires the Garden Community to be delivered as a genuinely sustainable settlement with housing, employment, schools, healthcare, green infrastructure and transport infrastructure planned together. In particular, I welcome the requirement that key transport infrastructure, including the A120-A133 Link Road and Rapid Transit System, must be secured before planning permission is granted, helping to ensure that infrastructure keeps pace with development. We likewise support the strong environmental and heritage protections within Policy SP9. The requirements to protect designated habitats, provide biodiversity enhancements, maintain separation from Elmstead Market and Wivenhoe, safeguard heritage assets, and ensure wastewater treatment capacity is available before homes are occupied will help ensure that growth is delivered responsibly and sustainably.
