

**COMPLIANCE WITH POLICY LP 9 OF THE TENDERING DISTRICT COUNCIL  
LOCAL PLAN ADOPTED 25 JANUARY 2022**

1. Policy LP9 of the Tendering District Council Local Plan Adopted 25 January 2022 shown at TAB 1 states:

Any proposals for additional pitches to meet the needs of gypsies and travellers will be considered against criteria a) to e) below alongside other requirements in the Local Plan.

- a. sites must avoid any adverse impacts on internationally, nationally or locally designated protected areas and must avoid areas prone to flooding.*
- b. sites must have a reasonable access to key facilities including schools, doctors' surgeries, convenience shops and employment sites;*
- c. sites must include suitable circulation and amenity space;*
- d. sites must comprise well drained ground and achieve safe access for large vehicles from the local road network and access to utilities.*
- e. sites must be of a high quality design and landscaping, providing a good standard of residential amenity for their occupiers.*

2. Policy LP9 is identified as contributing to Objective 1 of the Tendring Local Plan. Objective 1 seeks:
- *To provide new dwellings within Tendring District up to 2033 of sufficient variety in terms of location of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population in full.*
  - *To deliver high quality sustainable new communities.*

3. The proposal is seeking to extend an existing Gypsy / Traveller site to meet existing needs for accommodation.

4. **Conformance with criteria based requirements**

- a. **sites must avoid any adverse impacts on internationally, nationally or locally designated protected areas and must avoid areas prone to flooding.**

The site was accepted in 2017 as being a suitable location for Gypsy / Traveller accommodation. This is shown at **TAB 4**. The site has subsequently been expanded.

The application site has no significant effect on either locally or nationally designated:

- a) heritage areas,
- b) areas of nature conservation importance, or

c) landscape.

The application site is in Flood Zone 1 and is not a risk of flooding.

This is identified further in the accompanying reports on these issues.

***b. sites must have a reasonable access to key facilities including schools, doctors' surgeries, convenience shops and employment sites;***

The site has reasonable access to all key facilities. This is shown at **TAB 30**.

***c. sites must include suitable circulation and amenity space;***

The existing site and the proposed extension is designed to enable vehicle movements and amenity space. The site includes a substantial area of land used for the keeping of horses.

***d. sites must comprise well drained ground and achieve safe access for large vehicles from the local road network and access to utilities.***

The existing and proposed site already has access to

electricity, sewage and water, and have been designed to provide access to large vehicles. The access to the proposed site was approved under consent 21/00086/FUL. It is on well drained land.

The extended site will require a new sewage treatment plant.

- e. sites must be of a high quality design and landscaping, providing a good standard of residential amenity for their occupiers.***

The application site has been designed to provide a good quality of design, landscaping and to provide a good standard of residential amenity to occupiers. The site has been designed to comply with licensing requirements contained within the Caravan Sites Act 1968 and Caravan Sites and Control of Development Act 1960.

## **Conclusion**

- 5. The proposed annex to the Bucklands is in conformance with Policy LP9.

**Stuart H CARRUTHERS**

**October 2023**