

Appendix I to the Design and Access Statement

Affordable Housing Statement

In support of an application for

Outline Planning Permission with One Matter Reserved

At

The Church Road, Clacton Campus

of the

Colchester Institute Corporation

On Behalf of

Marble Arch Group Limited

March 2024.

Sections

- 1 Project Summary
- 2 Introduction
- 3 Development and Planning History
- 4 Affordable Housing Provision
- 5 Local List Requirements
- 6 Summary

1.0 Project Summary

- 1.1 This Affordable Housing Statement has been prepared to support an outline planning application for the redevelopment of the former Clacton Campus of the Colchester Institute Corporation also known as Clacton College.
- 1.2 Clacton College closed in March 2020 and since then the building has remained vacant.
- 1.3 The proposals include the demolition of the auditorium building, the conversion and extension of the existing classroom block and the erection of a new apartment block on the former auditorium site.
- 1.4 The applicant site is a brownfield site which is supported by the National Planning Policy Framework.
- 1.5 The site is in a sustainable location within easy walking distance of the shops and other amenities in Clacton town centre.
- 1.6 The design of the scheme revisits 'seaside architecture' as a building type and refers to the essential elements of this building type avoiding 'pastiche' and instead implementing balconies, planted terraces, large windows and a variety of materials. These create a modern building giving a contemporary interpretation to seaside development.
- 1.7 The scheme will transform a negative site into a high-quality modern building which will complement the neighbouring Clacton Seafront Conservation Area (CSCA).
- 1.8 The scheme will not only make efficient use of a brownfield site but will also 'upcycle' an existing building in accordance with the principles of sustainability.
- 1.9 The scheme accords with the principles of the development plan for the area as a whole.
- 1.10 The scheme will comprise open market housing only as an earlier appeal decision (See Appendix A of the Design and Access Statement to which this document is an Appendix.) stated that the Council would not be defending one of the putative reasons (reason No. 6) for refusal which related to the economic viability of the scheme, (See also Section 4.0 below).

2.0 Introduction

- 2.1 The scheme comprises the demolition of the auditorium building, conversion of the existing classroom building to form 35No 1-bedroom and 2-bedroom flats and the erection of a new building to form 41No 1-bedroom and 2-bedroom flats.
- 2.2 The development site is 0.25 hectares and in addition to the converted classroom building and the new-build accommodation will provide 42No car spaces including a car club space, set down spaces for delivery vehicles and high-quality landscaping.
- 2.3 This Affordable Housing Statement is Appendix I to the Design and Access Statement and is part of a suite of documents which accompany this application as follows:
 - Design and Access Statement prepared by Barefoot & Gilles
 - Planning Statement prepared by Barefoot & Gilles
 - Ecology Report prepared by Practical Ecology
 - Biodiversity Net Gain Assessment prepared by Cottee Transport

- Historic Desk-based Assessment by ECUS
- Environment Agency Flood Map for Planning

2.4 This application includes the following drawings:

2248-DE-10-01-E	Site Plan as Proposed
2248-DE-10-02-B	Site Plan as Existing
2248-DE-20-01-B	Proposed Ground Floor Plan
2248-DE-20-02-B	Proposed First Floor Plan
2248-DE-20-03-B	Proposed Second Floor Plan
2248-DE-20-04-B	Proposed Third Floor Plan
2248-DE-20-05-B	Proposed Fourth Floor Plan
2248-DE-20-06-B	Proposed Fifth Floor Plan
2248-DE-20-07-B	Proposed Roof Plan
2248-DE-30-01-B	Proposed Elevations
2248-DE-30-02-B	3D Visualisations
2248-DE-30-03-B	Proposed Street Scene

3.0 Development and Planning History

- 3.1 There are two minor applications on record which refer to the operation of the building as an educational institution, a single storey extension associated with external landscape works (Ref. No. 15/01040/FUL dated September 2015) and an application for an additional storage area approved in 2013.
- 3.2 By far the more significant application, however, was submitted in November 2021 by Churchill Retirement Living Limited (CRL) for 61 retirement living apartments in a four-storey building of traditional design intended to complement the neighbouring Conservation Area (Ref. No. 21/02027/FUL dated 25.12.21).
- 3.3 The applicants chose to appeal the application when Tendring DC failed to determine the application within the stipulated period. An appeal was lodged and an inquiry held in September 2022 followed by the publication of a decision on 6th December 2022 where the appeal was dismissed (Ref. No. APP/P1560/W/22/3295313 – See Appendix A of the Design and Access Statement to which this document is an Appendix).
- 3.4 The appeal decision is significant as it sets out a series of putative reasons for Tendring DC to refuse permission but records that Tendring DC as the Local Planning Authority (LPA) chose not to defend all but one of these putative reasons. This establishes that the reason for refusal that the LPA chose to uphold is the effect that the development would have on the Clacton Seafront Conservation Area. This alone is the reason for refusal of the appeal (See Item 4.2 below).

4.0 Affordable Housing Provision

- 4.1 In choosing not to defend a number of putative reasons for refusal the LPA effectively establishes a series of considerations relevant to the current application and these are summarised in the Planning Statement which accompanies this application as Appendix H to the Design and Access Statement.

- 4.2 Significantly the Council chose not to defend the putative reason for refusal of the appeal which relates to economic viability. The appeal document refers to the provision of affordable housing and states that Tendring District Council confirmed that as the Churchill Retirement Living Scheme would not be economically viable if the housing requirements of Policy LP5 were applied it would not be defending this putative reason for refusal (See Paragraph 9 of the Appeal Document - Appendix A of the Design and Access Statement).

5.0 Local List Requirements

- 5.1 The Tendring Local Validation List sets out the requirements for an Affordable Housing Statement namely:

- The total number of all proposed residential units.
- Details of affordable provision as a percentage of the overall number of residential units.
- Details of the tenure mix of affordable units – market housing, affordable rent, intermediate/shared housing etc. including the percentage split.
- Details of affordable units, numbers of bedrooms and property types across all tenures to demonstrate a representative mix of unit types and sizes.
- Details of affordable unit space standards and floor areas (sqm) for each dwelling.
- Metric scaled layout plans showing the location of affordable units within the overall development.
- Explanation as to how the affordable housing will be managed.

- 5.2 It was accepted by Tendring DC that viability for the Churchill Retirement Living Scheme could not support affordable housing due to the relatively high development costs and relatively low net value of the completed dwellings (See Item 4.2 above). Similarly, the development costs of the scheme to which this document relates will need to take into account significant demolition and construction costs and therefore similar criteria can be seen to apply.

6.0 Summary

- 6.1 Redevelopment will ensure the removal of a site which currently has a deleterious effect on its surroundings, replacing it with a building of striking design which will enhance the Conservation Area and make a positive contribution both economically and socially to an area identified as a priority for regeneration.
- 6.2 In choosing not to defend the putative reason for refusal based on economic viability the LPA has indicated that it recognises that redevelopment of the site cannot sustain the provision of affordable housing.