

Regulating New Homes

Draft Policy Idea 3. Housing Mix

Explanation: Approved development has not prioritised the mix of housing appropriately. We therefore intend to use a policy in the Neighbourhood Plan to start to correct the mix of housing to contribute to the objective of creating a mixed and balanced community.

Policy Intent: A policy to prioritise the mix of future housing schemes.

Draft Policy Idea 4. Passivhaus

Explanation: The Passivhaus standard has been shown to be the most effective means of improving the energy performance of new and existing buildings. The more buildings, of all uses, that meet this standard, the better. Every new build or redevelopment project in the Parish provides an opportunity to make a difference and contribute towards meeting our climate change targets for 2050.

Policy Intent: A policy to deliver a step change in the energy performance of all new developments in the Parish by encouraging and incentivising the use of the Passivhaus or equivalent standard of building design.

Heritage and Design

Draft Policy Idea 5. Design Codes

Explanation: Tendring proposes to include a planning policy which requires development to respect or enhance views, skylines, landmarks, existing street patterns, open spaces, and other locally important features. We want to define these features and set out design codes so that it is clear how new development should respect and enhance these features. A Design Code Report has recently been commissioned to inform the policy. The detailed policy content will be dependent on the completion of this evidence gathering report

Policy Intent: A policy that refines emerging Local Plan Policy SPL3 by defining the views, skylines, landmarks, existing street patterns, open spaces and other locally important features in Elmstead to which development should have regard in designing their proposals.

Draft Policy Idea 6. Local Heritage Assets

Explanation: We want to identify Local Heritage Assets. These are buildings or other features in the Parish that although not of a standard to be nationally listed, have local architectural and historic interest, or play an important role in shaping its character. Having this status doesn't mean that listed building rules apply, or that improvements etc can't be carried out, but does mean that owners should take into account and preserve that local interest wherever they can. The Design Code Report recently been commissioned to inform Policy Idea 5, will also include identification of buildings and other features considered to be Local Heritage Assets. Existing listed buildings are already protected.

Policy Intent: This policy will identify Local Heritage Assets and resist harm, or unnecessary loss, of these Local Heritage Assets, unless it can be demonstrated that there is a public benefit that outweighs that harm.