

General Information Sheet

Freehold or Leasehold interest in former Roller Skating Rink situated near Dovercourt Seafront, Lower Marine Parade, Dovercourt.

27 April 2020

The information in this document is given in good faith, however, no warranty of comprehensiveness or correctness is given or implied by the Council. Tenderers should verify any matters of importance to them.

1. General Background

The facility opened for the first time in 1947. It had £33,000.00 investment by Tendring District Council to refurbish the site in 2011. The property is currently let to a private tenant who is due to vacate in June 2020. The Council wishes to re-let the property to secure the future use of the site and provide an enhanced leisure and recreational facility to benefit the town and local area. The Council is open to different uses for this facility, subject to planning requirements and the necessary consents being obtained. Any proposals for an alternative use should be fully and clearly outlined in your submission.

2. Planning Statement

(Prospective purchasers must not rely on this information but should make their own enquiries to satisfy themselves as to any site development potential)

(a). The Site and Location

The site is situated in close proximity to the seafront on the recreational area off Lower Marine Parade in Dovercourt. The immediate area boasts a large number of beach huts, grassed amenity space and a diverse range of suitable facilities.

(b). Development Potential

Planning

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are such a material consideration.

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. The 2012 Local Plan: Proposed Submission Draft, as amended by the 2014 Local Plan: Pre-Submission Focussed Changes, remains as the 'emerging' Local Plan.

On 9 October 2017 Tendring District Council, along with Braintree and Colchester Councils, submitted their Local Plans and accompanying documents to the Planning Inspectorate. Due to strategic cross-boundary policies and allocations, Tendring,

Braintree and Colchester's Local Plan share an identical Section 1. As a result of this, Section 1 will be considered through a joint examination.

Tendering specific policies and allocations can be found within Section 2 of the Local Plan, this will be considered through a later separate examination. In accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, documents were submitted to the Planning Inspectorate to support the examination of the entire Plan

In the adopted local plan, the site lies within the Dovercourt Protection of Existing Recreational Open Space area (Policies COM7 & COM7A); and is regarded as a Zone 3 Flood Risk (Policies QL3 & COM33).

In the emerging local plan, the site lies within the Dovercourt Protection of Existing Recreational Open Space area (Policies COM7 and COM7A); and is a property that would come under the Zone 3 Flood Risk (Policies QL3 & COM33).

Please note that in respect of planning advice, prospective bidders are encouraged to make their own enquiries directly to appropriate officers in the Planning Services department of the Council. In all cases any tenderer will need to seek any planning permission required, at their own cost and risk, should they be successful. All uses will be considered broadly in line with the above planning policy and in consultation with the Planning Department.

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