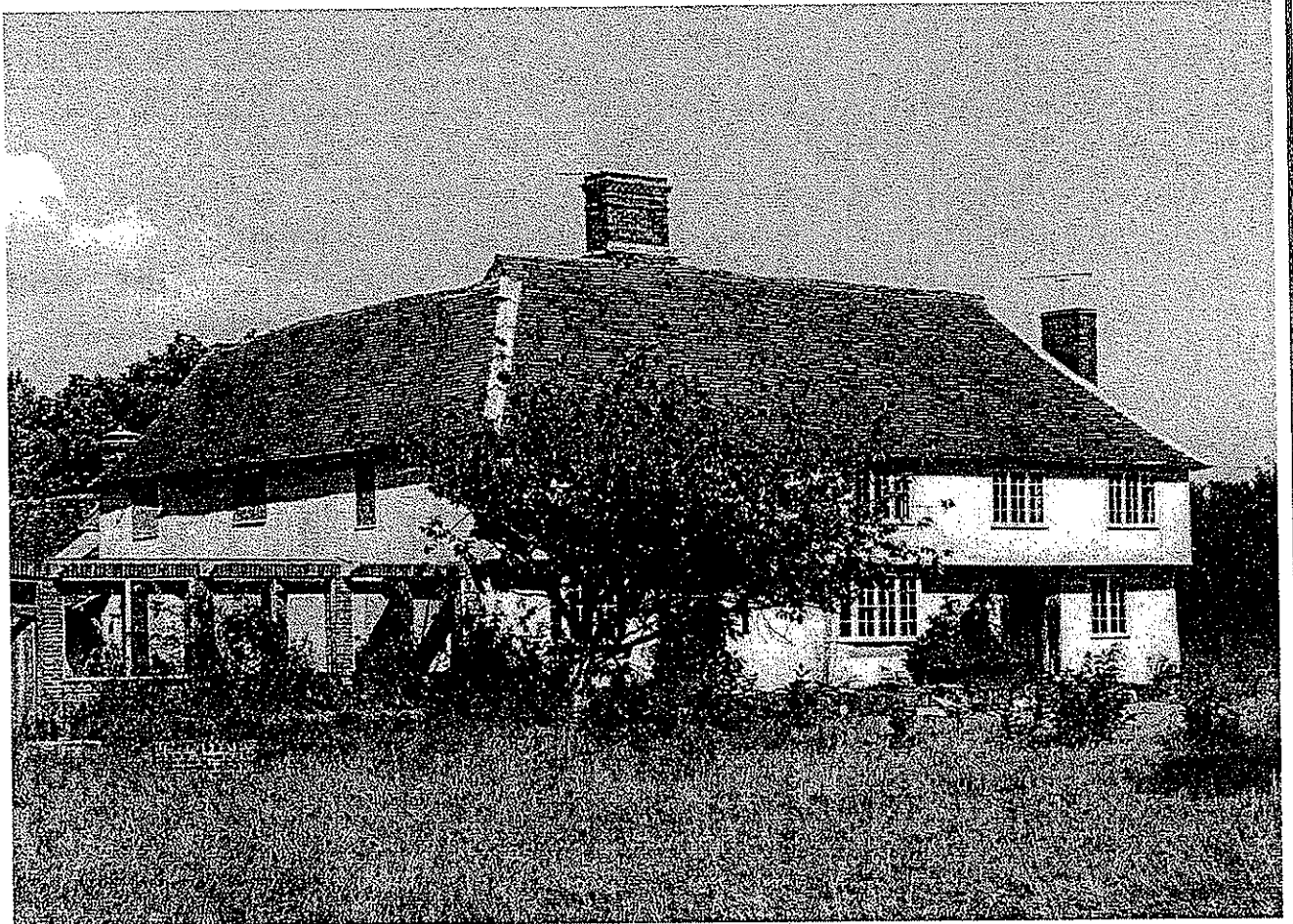


CANN HALL
CONSTABLE AVENUE
CLACTON-ON-SEA



ADOPTED DESIGN AND
DEVELOPMENT BRIEF
(SEPTEMBER 1999)

TENDRING DISTRICT COUNCIL AND ESSEX COUNTY COUNCIL

1.0 The Status and Scope of the Brief

- 1.1. The purpose of this design and development brief is two-fold. Firstly, it is a way of promoting the restoration of Cann Hall and the development of land to the rear and secondly, it provides guidance as to how this should be achieved. It does this by establishing the detailed planning policy framework based on the Adopted Tendring District Local Plan (April 1998) against which any development on this site will be considered, and also by adding detail and interpretation to these statements.
- 1.2. This brief is being issued as Supplementary Planning Guidance following its adoption by the Planning and Technical Committee on 22 September 1999. This followed extensive public consultation including the consultation exercise on the first Draft in November 1998 and a further round of consultations on the revised Brief in July/August 1999. As such, it will be afforded significant weight when determining applications to develop the site and restore Cann Hall and the Cart Lodge.
- 1.3. It considers the area of land identified on Plans CH2 and, CH4 on p12 and 14 respectively. This land may be held in more than one ownership and it remains the responsibility of any subsequent developer to seek agreements or relaxations to existing covenants as necessary.
- 1.4. This brief has been produced jointly by Essex County Council and Tendring District Council.

2.0 Summary of Contents

- 2.1. An opportunity for development exists to the north of Cann Hall on land allocated for residential development within the Local Plan (April 1998).
- 2.2. The local authority consider that the site is only suitable for residential development. The design and layout of the development shall accord with the principles set out in the Essex Design Guide for Residential and Mixed-Use Areas (1997). A layout which provides an interpretation of the guide can be found at the rear of this brief. There may be scope for the development to include some grouped sheltered housing providing this satisfies the principles set out in the Brief.
- 2.3. Cann Hall is a Grade II* listed building of exceptional architectural and historic interest. The Council expects any proposal for restoration and re-use to a single dwelling to be of the highest quality. A planning condition will be attached to any planning permission for residential development or a Section 106 Agreement (Planning obligation) under the Town and Country Planning Act (1990) will be required before the local authority approves a scheme for any development. The condition or agreement will specify the phased works of restoration and enhancement that must be completed in conjunction with the phased development and occupation of the new residential development.
- 2.4. The setting of Cann Hall needs to be safeguarded and Plan CH2 identifies land in the vicinity of Cann Hall that shall remain undeveloped.
- 2.5. The Cart Lodge is a listed building in poor condition but the emphasis is on retaining and repairing this building and seeking a viable end use. Any developer wishing the local authority to consider a proposal for demolition shall provide such evidence to justify the proposal in accordance with Planning Policy Guidance Note 15, 'Planning and the Historic Environment'.
- 2.6. It is proposed that several trees on the site will be the subject of a preservation order (see Plan CH3). However, the conifer trees on the boundary planted as a screen/windbreak are crowded and unneighbourly and these need to be felled, leaving the indigenous trees intact that are growing between which will require management as part of a detailed landscaping scheme which will be required from any developer.

3.0 Background Information

3.1. THE NEIGHBOURHOOD

The site lies within an estate of modern houses and bungalows on the north west edge of Clacton on Sea, close to the A133 Little Clacton By-pass (See Plan CH1). Much of the area has been developed over the last 20-25 years and the residential layout reflects the approach of the speculative house-builder of that time. Generally, houses and bungalows are detached or semi-detached and follow a road pattern dominated by the cul-de-sac. The area is reasonably well-served by public transport, has a primary school, but lacks some community facilities.

3.2. CANN HALL

This building is regarded as being of more than local importance and as such, was recently upgraded to Grade II* on the Statutory List of Buildings of Special Architectural or Historic Interest. A copy of the list description is included within Appendix 2 of this brief.

The building has stood vacant since early 1997 and the District Council have financed the boarding-up and re-boarding of external openings and other safety measures during this time. The District Council in association with Essex County Council have also erected permanent security fences around both the Hall and the Cart Lodge and temporary fencing around the burnt out garage in the interests of public safety and have undertaken urgent repairs to the roof and rainwater gutters of the Hall. A complete schedule of these works appears in Appendix 3. The cost of these works together with the cost of their service and management will be recoverable from any future owner (see Appendix 4). Further details of this requirement appears within Section 9. A full schedule of repairs was issued by Essex County Council in February 1999 which identifies the works considered necessary to ensure the proper preservation of the building (See Appendix 5).

3.3. THE CART LODGE

Planning permission and listed building consent was granted in 1981 under reference TEN/0111/81 for the conversion of this building into a pair of semi-detached cottages. Some work of conversion was undertaken but then abandoned and the Cart Lodge has since become derelict. A copy of this building's Grade II list description is included within Appendix 2.

3.4. THE DEVELOPMENT SITE

The entire site, including Cann Hall and its gardens amounts to approximately 2 hectares (4.9 acres). The site is roughly level and is enclosed on three sides by housing and tree screens which comprise mainly of conifers and poplars. The grassland to the north of the Hall is believed never to have been previously built upon. Outline planning permission was granted in 1987 for the erection of a sheltered nursing home (TEN/0111/87) together with permission to change the use of Cann Hall to a recreation/leisure centre in connection with the sheltered housing complex (TEN/0110/87). These permissions were never implemented and therefore have long since lapsed.

The Adopted District Local Plan includes almost the whole of the site within the Housing Settlement Limits and the land immediately north of Cann Hall itself is allocated for residential development reflecting the previous planning permission referred to above. The estimated capacity of 30 dwellings is an 'approximate indication' based to a large degree on the lapsed planning permission for a sheltered nursing home scheme of 30 units. A scheme for dwelling houses would be more intensive and the District Council believe that the site could not accommodate 30 dwellings, particularly as the upgrading of Cann Hall to Grade II* places greater emphasis on protecting its setting. The northern extremity of the site falls outside the Housing Settlement Limits and is identified in Policy CLA8 of the Adopted Tendring District

Local Plan as Public Open Space forming part of the Pickers Ditch Walkway Scheme which is to be extended as opportunities arise. No other areas are suitable for development given the need to protect the settings of Cann Hall and the Cart Lodge and to retain a private area for Cann Hall sufficient to make it viable as a single residence.

4.0 Spaces and Movement

4.0 INTRODUCTION

The Essex Design Guide for Residential and Mixed-Use Areas, adopted by the District Council in January 1998, establishes a new way of designing the layout of urban developments. Whereas in the past, developers tended to start by designing a pattern of roads and then fitting buildings around them, the new guide advocates the reverse. We now regard pedestrians and the realm in which they move around as being more important than the needs of the private car. New development should be considered as a series of pedestrian scaled spaces that respond to the existing and future pattern of pedestrian movement. This can be achieved in a number of ways, and developers for this site must refer to the Essex Design Guide and the illustrative layout in Plan CH4 within this brief for further assistance.

4.1. PEDESTRIAN MOVEMENT

People are more likely to walk or cycle if there is a convenient network of routes available to them. The Council therefore require new links to be made from the site to the surrounding housing areas.

A pedestrian link shall be provided between Reigate Avenue and Cotman Road and space reserved on the south side of Pickers Ditch for a footpath and public open space to be created as part of the landscaping scheme for the site. An extension of the footpath at the end of Middleton Close, adjacent to number 17, would also be desirable.

All footpaths should be safe to use and therefore require a degree of passive surveillance from adjacent buildings. In most cases this means that public footpaths should have houses fronting onto them. The Council, for its part will consider extinguishing the existing footpath behind the rear gardens of properties along Middleton Close provided an alternative and safer route is created within any future development. Discussions will be held with the residents of 1-17 Middleton Close before any decision is taken on this matter.

The existing path from Sheppard Close, behind houses in Cotman Road, should be enhanced by creating a small pocket of landscaped space to the side of Cann Hall and the Cart Lodge. Further details are provided in para 4.4. It is envisaged that Cann Hall, the Cart Lodge and Cann Hall Cottage, to the south, will be served by a single, private drive. Whilst a public footpath along this drive is desirable, it is not a requirement of this Brief that one be provided.

4.2. VEHICULAR ACCESS

New development to the rear of Cann Hall shall be served from an extension of Cotman Road. No other options are considered feasible. This road shall be designed in such a way that is consistent with the achievement of an attractive environment and the needs of the pedestrian and cyclist who have to share the same space. The maximum design speed of the road shall be 20mph.

4.3. RECREATIONAL OPEN SPACE

A new area of recreational open space adjacent to Pickers Ditch is required to be provided as part of this development. This area is identified on Plans CH2 and CH4. A landscaping plan for this site shall accompany the planning application.

The contribution to the Pickers Ditch walkway will provide an important link between the open space to the west and the established path to the east. This new open space shall comprise of a strip of land between the ditch and the northern-most boundary of the site suitable for development as defined by the Housing Settlement limit on the Local Plan Proposals Map (See Plan CH4). A safeguarded public footpath will be constructed by the developer within this strip along the south side of the ditch and this space must be accessible from the development site. This space shall be included within the landscaping scheme to be provided and funded by the developer.

All areas of recreational open space will be transferred to the ownership of the District Council upon the satisfactory completion of the development and a commuted payment for future maintenance will be required from the developer.

4.4. OTHER PUBLIC SPACE AND PUBLIC SAFETY

New buildings shall be so arranged as to create a street of an appropriate, pedestrian scale. This space shall not be dominated by parked cars and drives and detailed advice on how this might be achieved is contained on pages 27-30 of the Essex Design Guide. Plan CH4 illustrates how hard and soft landscaping can integrate areas into a seamless chain of public space. These areas will be safer to use if there are buildings nearby that overlook the space. The plan also shows one possible treatment of the semi-private space to the front of Cann Hall. Removing the coniferous trees and the fence and pruning back the laurel hedge would reveal a view of the Hall from Constable Avenue, across the landscaped grounds.

4.5. THE SETTING OF CANN HALL

Plan CH2 identifies the space around Cann Hall that is essential for creating an appropriate setting for the listed building. These areas should remain undeveloped, but the local planning authority will consider the erection of buildings on land to the rear of Cann Hall that are ancillary to the domestic use of the historic building. The space in front of the Hall, between it and Constable Avenue, shall remain as semi-private garden.

5.0 Buildings

5.1. CANN HALL

The local planning authority support English Heritage in the belief that the best use of Cann Hall is as a single residence. This reflects Government advice in paragraph 3.10 of Planning Policy Guidance note 15 'Planning and the Historic Environment'. It is unlikely that any other use will preserve its character and appearance as well. However, any alternative use submitted as part of a planning application will be considered on its' own merits. Other uses may be considered, including use as offices or two residences, if that use will retain the architectural integrity of the building. In relation to community use, however, English Heritage do not believe Cann Hall lends itself to such uses and the Brief does not, therefore, include this as an option. Alternative uses would only be considered once the market for single residential use has been exhaustively and realistically tested. Although the building is in a reasonable condition, the local planning authority requires the completion of works of repair and reinstatement. A schedule of these works is included within the Appendix 5 of this Brief.

A priority for the District and County Council's is to secure a viable future for this Grade II* Listed Building. A planning condition or a Section 106 Agreement will be required as part of any approval of planning permission for the development of land to the rear (north) of Cann Hall to ensure Cann Hall is repaired and reinstated. Listed building consent will be required before any alterations or demolitions can take place. Both Essex County Council and English Heritage will be consulted on any application and officers of either organisation are available to give pre-application advice on any matter relating to the restoration of the Hall.

5.2. CART LODGE

This listed building has lost much of its' character and historic interest as a result of neglect and alterations. The local planning authority wish to emphasise, however, the need for sensitive repair and refurbishment to retain the Cart Lodge and to secure its future viable use. The Cart Lodge is important in its own right but it also contributes to the setting of Cann Hall given the historical links between the two buildings.

The preference is for the Cart Lodge to be used as an ancillary building to Cann Hall, as it was in the past. Alternatively the building could be converted to one or two dwellings, either by implementing the permission previously granted, or via a new scheme negotiated with the local authority. Listed Building Consent would be required for any further works to the Cart Lodge and planning permission if the scheme did not follow the 1981 approval. Given the subsequent deterioration in the condition of the building, however, it is doubtful that the existing permission could be completed and detailed discussions on this matter should be entered into by any prospective owner/developer.

5.3. NEW DEVELOPMENT

The local planning authority expects this site to be developed for housing, following the principles set out in the Essex Design Guide and the policy context in the Local Plan. The Guide has been adopted by Tendring District Council as Supplementary Planning Guidance. The contents of the Guide and the Local Plan cannot be summarised in this brief but particular attention is drawn to the following:-

- buildings should be arranged so as to create continuous frontages that enclose public space or semi-public space.
- car parking should be accommodated mainly to the rear of the houses. Where access is gained between buildings, the continuity of the frontage can be maintained by bridging

over the accessway at first floor level. Parking standards are as specified within the Tendring District Local Plan.

- buildings should be set mainly at the back edge of the public footway. Few, if any front gardens should be accommodated within this development.
- the area required for private gardens is dependent upon dwelling type and size, as specified within the Tendring District Local Plan. See also pages 34 and 35 of the Essex Design Guide for treatment within special situations.
- building design should take cues from the Essex building tradition, adopting namely:
 - a narrow plan form
 - steeply pitched roofs
 - wide frontages
 - materials that are drawn from the Essex vernacular
- a wide range of dwelling types and sizes should be provided to meet the needs of different social and economic groups.

Plan CH4 illustrates possible ways of developing the site using the above principles and the Essex Design Guide.

6.0 Materials

- 6.1. Buildings: All materials for new buildings on the site shall be taken from the range that is representative of the local vernacular. Red brick, render and plain tiles should predominate. Other materials such as slate, pantiles and weatherboarding should be used sparingly.
- 6.2. Floorspace: Good quality, small element paving should be used for parking courtyards and focal points. Other paths and roads could have a macadam finish. The design and detailing of the private drive to Cann Hall needs special care and only simple, high quality materials such as dressed tarmac and granite, should be used.

7.0 Boundary Walls and Fences

- 7.1. A new boundary wall is required to the rear of Cann Hall, separating it from any new residential development to the north. This wall could be extended southwards so as to create an enclosed courtyard to the rear of the Hall that would be suitable for parking and servicing. It is also possible that a wall could be built to enclose some of the open space in front of Cann Hall, in return for opening up a public view of the hall from the street and from along the driveway.
- 7.2. The existing 1.5m high close boarded fence along the boundary to Constable Avenue should be removed and be replaced, subject to planning permission, with a low wall, railing or fence with a low hedge behind.

8.0 Landscape

- 8.1. The developer is expected to submit a landscaping plan with any application for planning permission. This shall show details of the landscaping for the site including open spaces, urban spaces and site boundaries.
- 8.2. Various trees on the site are proposed to be the subject of a Tree Preservation Order. These are identified on Plan CH3. Once the Order is confirmed it will be necessary to obtain permission from Tendring District Council before any of these trees are lopped, topped or felled. In addition, a line of poplar trees at the rear of 1-17 Middleton Close are identified for inclusion in a landscaping scheme which will include an appropriate management plan for these trees.

- 8.3. A number of trees bound the site and line the access to Cann Hall. The conifer specimens planted originally as a screen/windbreak have become tall and crowded. These are considered to be alien to the Essex landscape and harmful to the character of the setting of the listed buildings and should be felled. However, a considerable number of indigenous trees are mixed amongst them and these should be retained and managed as part of the landscaping proposals.
- 8.4. A new, mixed species hedge should be planted along the length of the driveway to the Hall and maintained at 1m in height.

9.0 Repayment of Local Authority Costs

- 9.1. A schedule of all the costs incurred by Tendring District Council and Essex County Council in securing Cann Hall and the Cart Lodge from unauthorised entry, vandalism and the weather are included with Appendix 4. Both Councils will require full reimbursement of this expenditure from either the sale of the site or the subsequent purchaser.

10.0 The Security Fences

- 10.1. All security fences around both the Cart Lodge and Cann Hall are the property of Tendring District Council and Essex County Council. They may remain in place for the duration of the development, after which they shall be dismantled and handed back to either Council. The concrete footing from each of the vertical supports shall be removed and these posts shall also be returned in a clean- reusable condition.

11.0 Planning Procedures

- 11.1. All prospective developers or purchasers of the site should consult the Adopted Tendring District Local Plan (April 1998) and discuss informally their proposals with the Council's Planning and Building Services Section.
- 11.2. The Historic Buildings and Design Section of Essex County Council's Planning Service provides Tendring District Council with specialist advice. In addition, the local planning authority are required to consult English Heritage on any application that affects the fabric of a grade II* building or its setting. The Council cannot approve an application to demolish a listed building without giving the Secretary of State the opportunity to call the application in and hold a public inquiry.
- 11.3. Therefore, applications to develop this site will be referred to both the County Council and English Heritage for advice and comment.

12.0 Supplementary Planning Guidance

- 12.1. This Brief is being published following its adoption by the District Council as Supplementary Planning Guidance. The document will therefore be afforded considerable weight when determining any planning applications relating to this site.

13.0 Useful Addresses

Mr R Colley
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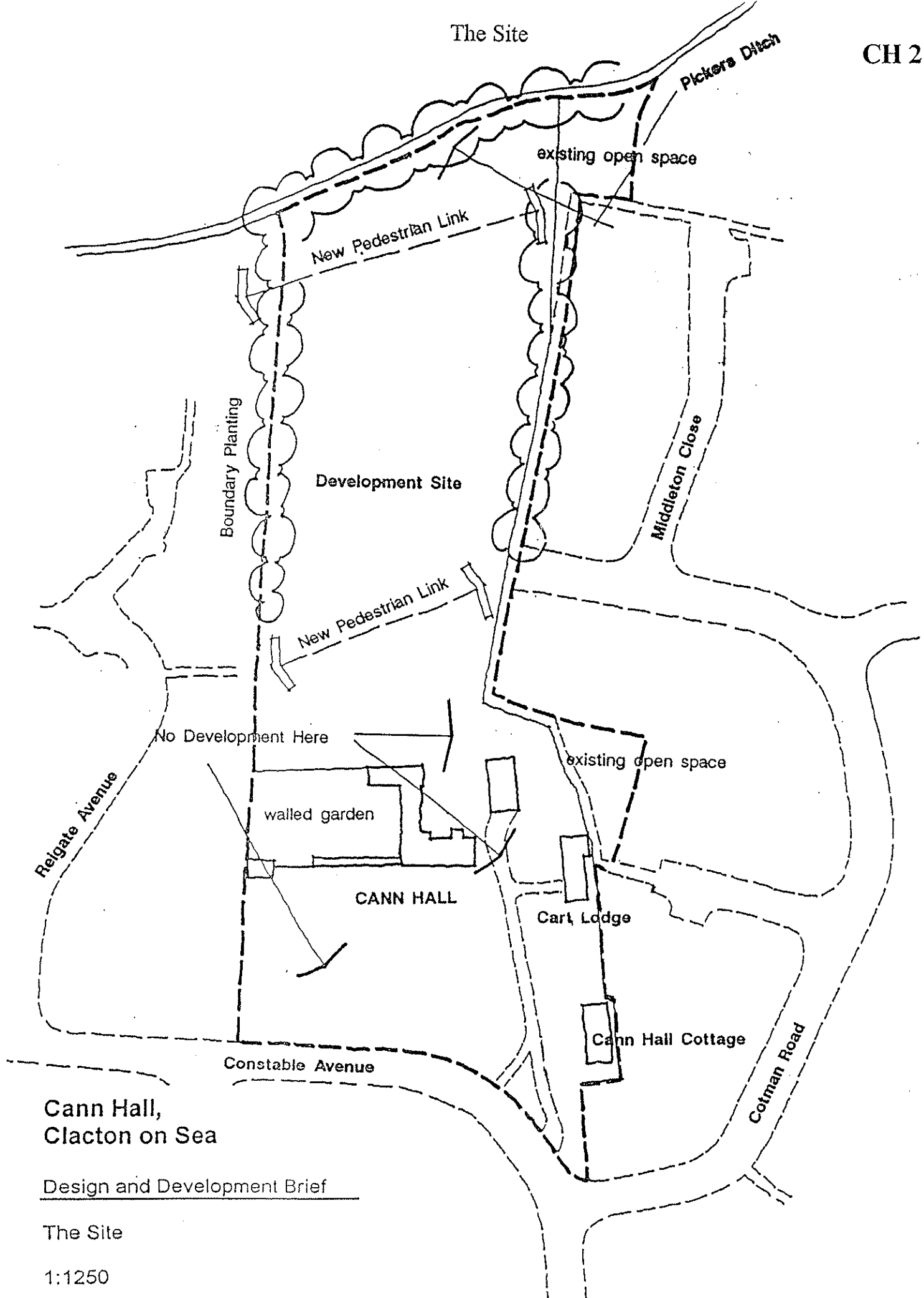
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ILLUSTRATIONS

- CH1 The Neighbourhood 1:2500
- CH2 The Site 1:1250
- CH3 Tree Preservation Order
- CH4 Illustrative Layout 1:1250



**Cann Hall,
Clacton on Sea**

Design and Development Brief

The Site

1:1250

CH 2/DLB/ECC

Tree Preservation Order

TENDRING DISTRICT COUNCIL

Head of Planning & Building Services,
Tendring District Council,
Council Offices, Weeley,
Clacton on Sea, Essex CO16 9AJ
Tel: 01255 830455

Location
Cann Hall, Constable Avenue
Clacton - on - Sea.

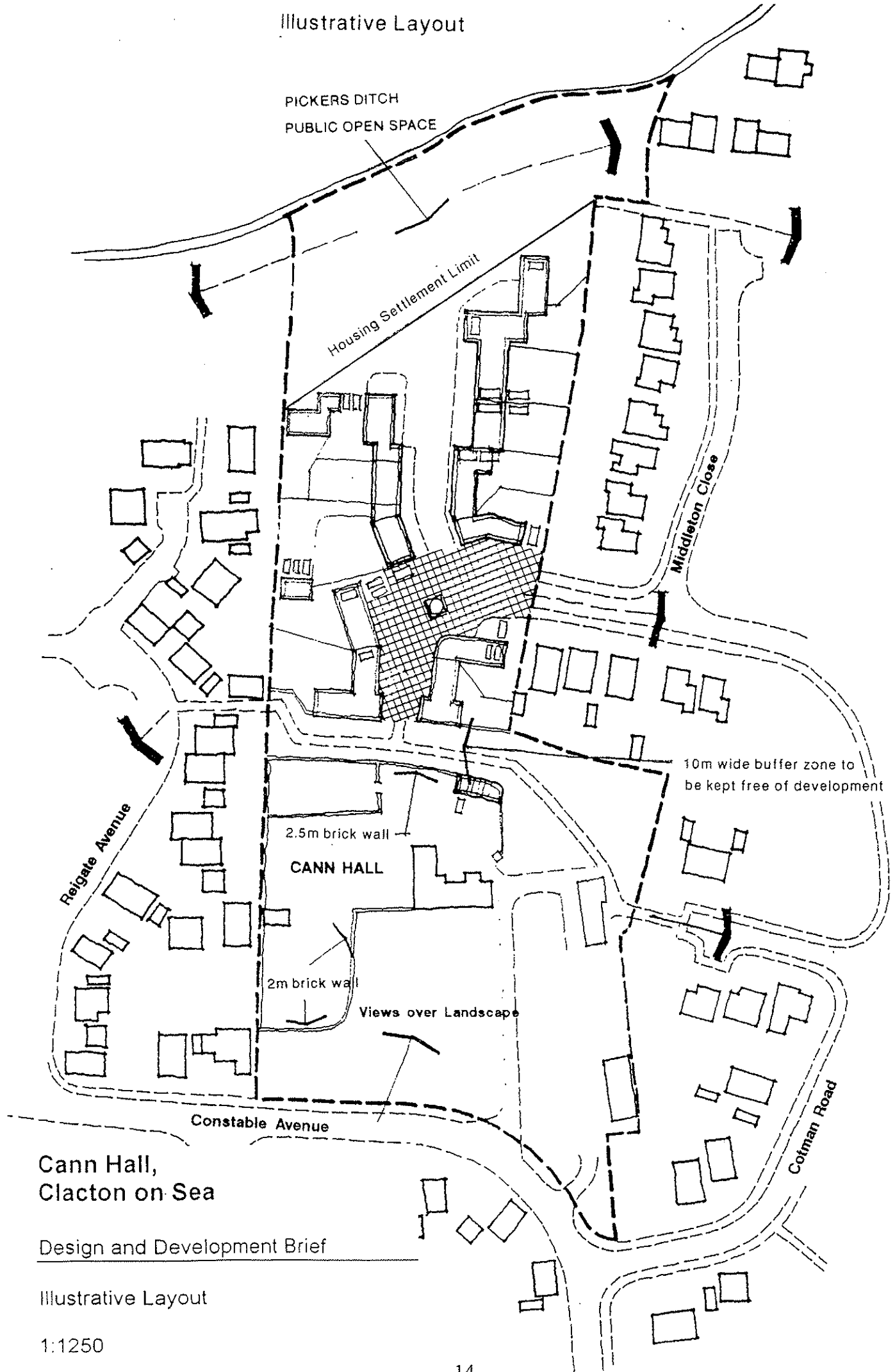
Description
T.1 & T.3 - Willow
T.2 - Oak, T.4 - Ash,
T.5 - Sycamore.
G.1 - 3 Willow.
G.2 - 21 Poplar, 4 Willow, 2 Field Maple.
G.3 - 24 Poplar.

Date:

Scale: 1:1250

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**Cann Hall,
Clacton on Sea**

Design and Development Brief

Illustrative Layout

1:1250

APPENDICES

1. Tendring District Local Plan Policies.
2. List Descriptions of Cann Hall and the Cart Lodge.
3. Schedule of urgent works undertaken.
4. Summary of recoverable, local authority costs
5. Schedule of further Repairs and Reinstatement at Cann Hall

TENDRING DISTRICT LOCAL PLAN POLICIES

1. Housing and Settlement Policies

POLICY TH 1 CURRENT AND FUTURE GENERAL HOUSING NEEDS THROUGHOUT THE PLAN PERIOD WILL BE MET ONLY BY THE DEVELOPMENT OF COMMITTED LAND, SMALL SITES AND APPROPRIATE WINDFALL SITES WITHIN THE TOWNS AND VILLAGES DEFINED IN POLICY TH2.

LAND ALLOCATED TO MEET GENERAL HOUSING DEMAND WILL NOT BE RESERVED FOR LOCAL NEEDS ONLY.

POLICY TH3 PROPOSALS FOR RESIDENTIAL DEVELOPMENT OF IDENTIFIED HOUSING SITES WITHIN THE HOUSING SETTLEMENT LIMITS, AS DEFINED ON THE PROPOSALS MAP INSETS, WILL NORMALLY BE PERMITTED.

ELSEWHERE WITHIN HOUSING SETTLEMENT LIMITS RESIDENTIAL DEVELOPMENT PROPOSALS WILL BE DETERMINED HAVING REGARD PARTICULARLY TO THE CHARACTER OF THE AREA, AMENITY AND ENVIRONMENTAL CONSIDERATIONS, POLICIES TH11-TH16, TT1, TT9, TD1-TD8, TD10 AND TCF16, AND ANY SPECIFIC LOCAL PLAN ALLOCATIONS FOR THE SITE OR ITS IMMEDIATE SURROUNDINGS.

POLICY TH11 THE DISTRICT PLANNING AUTHORITY WILL SEEK APPROPRIATE PROVISION OF AFFORDABLE HOUSING IN SUITABLE RESIDENTIAL DEVELOPMENT PROPOSALS COMPRISING:-

- i) POTENTIALLY 40 OR MORE DWELLINGS OR RESIDENTIAL SITES OF 1.5 HECTARES OR MORE IN TOWNS AS LISTED IN POLICY TH2; AND
- ii) POTENTIALLY 25 OR MORE DWELLINGS OR RESIDENTIAL SITES OF 1 HECTARE OR MORE IN VILLAGES AS LISTED IN POLICY TH2;

WHETHER IN TOTAL OR AS PART OF POTENTIAL SCHEMES OF THIS CAPACITY OR SIZE, AND WHICH ARE OTHERWISE ACCEPTABLE IN PLANNING POLICY TERMS. THE SCALE OF AFFORDABLE HOUSING PROVISION WILL BE SUBJECT TO NEGOTIATION AND MAY CONSIST OF UP TO 25% OF THE TOTAL NUMBER OF DWELLINGS.

THIS POLICY WILL APPLY TO BOTH NEW RESIDENTIAL DEVELOPMENT PROPOSALS AND PLANNING APPLICATIONS SEEKING RENEWAL OF RESIDENTIAL PLANNING PERMISSION, INCLUDING MIXED DEVELOPMENT SCHEMES.

a) SITE ASSESSMENT

IN ASSESSING THE APPROPRIATENESS OF A SITE FOR AN ELEMENT OF AFFORDABLE HOUSING AND THE SCALE OF ANY AFFORDABLE HOUSING TO BE PROVIDED, PARTICULAR ACCOUNT WILL BE TAKEN OF THE FOLLOWING:-

- i) THE IDENTIFIED LOCAL NEED FOR AFFORDABLE HOUSING, INCLUDING, WHEREVER POSSIBLE, THE NEED TO INCORPORATE A MIX OF AFFORDABLE HOUSE TYPES;
 - ii) SITE SUITABILITY, INCLUDING THE PROXIMITY OF LOCAL SERVICES AND FACILITIES AND ACCESS TO PUBLIC TRANSPORT;
 - iii) MARKET CONDITIONS;
 - iv) ANY INFRASTRUCTURE REQUIREMENTS OF THE OVERALL DEVELOPMENT; AND
 - v) WHETHER THE PROVISION OF AFFORDABLE HOUSING WOULD PREJUDICE OTHER PLANNING OBJECTIVES FOR THE SITE.
- b) DEFINITION OF AFFORDABLE HOUSING/OCCUPANCY CRITERIA

AFFORDABLE HOUSING IN THIS CONTEXT ENCOMPASSES BOTH SUBSIDISED AND LOW-COST MARKET HOUSING THAT WILL BE AVAILABLE TO PERSONS OR FAMILIES WITHIN THE FOLLOWING CATEGORIES WHO CANNOT AFFORD TO OCCUPY ACCOMMODATION GENERALLY AVAILABLE ON THE LOCAL HOUSING MARKET AT PREVAILING MARKET PRICES OR RENTS AND ARE IN HOUSING NEED AS DEFINED IN THE DISTRICT COUNCIL'S DISTRICT HOUSING NEEDS SURVEY:-

- i) EXISTING RESIDENTS WITHIN THE "DESIGNATED AREA" NEEDING SEPARATE ACCOMMODATION IN THAT AREA; AND
- ii) OTHER PERSONS WITH STRONG LOCAL CONNECTIONS WITHIN THE "DESIGNATED AREA" IN TERMS OF EMPLOYMENT OR LONGSTANDING FAMILY OR PREVIOUS RESIDENCE LINKS AND WHO REQUIRE ACCOMMODATION WITHIN THAT AREA.

THE "DESIGNATED AREA" WILL NORMALLY BE THE SETTLEMENT IN WHICH THE APPLICATION SITE IS LOCATED, THE REMAINDER OF THAT TOWN COUNCIL AREA OR CIVIL PARISH, AND ANY CONTIGUOUS CIVIL PARISHES.

- c) SECURING AFFORDABLE HOUSING AND CONTROLLING OCCUPANCY

WHERE APPROPRIATE, THROUGH PLANNING OBLIGATIONS BEFORE THE GRANT OF PLANNING PERMISSION OR CONDITIONS IMPOSED ON THE CONSENT, THE DISTRICT PLANNING AUTHORITY WILL SEEK TO ENSURE THAT:-

- i) THE AFFORDABLE HOUSING ELEMENT OF THE DEVELOPMENT IS OCCUPIED AS AFFORDABLE HOUSING BY PERSONS IN LOCAL HOUSING NEED IN ACCORDANCE WITH CRITERION b) OF THIS POLICY;
- ii) THE AFFORDABLE HOUSING AND GENERAL MARKET HOUSING ELEMENTS OF THE DEVELOPMENT ARE PROGRESSED IN CONCERT IN ORDER TO ACHIEVE THE OBJECTIVES OF THE POLICY, INCLUDING AN APPROPRIATE HOUSING MIX; AND
- iii) WHERE, AT ANY TIME, A VACATED AFFORDABLE HOUSING UNIT CANNOT BE FILLED BY PERSONS IN LOCAL NEED WITHIN THE "DESIGNATED AREA", THAT THE DWELLING BE OFFERED IN AN INCREASINGLY WIDER GEOGRAPHICAL AREA ON THE SAME BASIS OF NEED IN ORDER TO ENSURE ITS OCCUPATION.

POLICY TH11A

A WIDE RANGE OF DWELLING TYPE AND SIZES SHOULD BE PROVIDED IN NEW RESIDENTIAL DEVELOPMENT TO MEET THE NEEDS OF DIFFERENT SOCIAL AND ECONOMIC GROUPS.

POLICY TH11B

NEW HOUSING UNITS WITH A GROUND FLOOR ENTRANCE OR LIFT ACCESS SHOULD NORMALLY BE BUILT TO BE SUITABLE FOR VISITORS IN WHEELCHAIRS AND CAPABLE OF ADAPTATION TO SUIT MOST PEOPLE WITH DISABILITIES. ALL PROPOSALS WILL HAVE REGARD TO THE DETAILED CRITERIA SET OUT IN APPENDIX 14. CONVERSIONS AND ALTERATIONS SHOULD ALSO BE DESIGNED TO CONFORM AS FAR AS PRACTICABLE TO THE APPROPRIATE ACCESSIBILITY AND VISIBILITY STANDARDS.

POLICY TH11C

IN LARGER SUITABLY LOCATED RESIDENTIAL DEVELOPMENTS (OF 20 OR MORE HOUSING UNITS) THE COUNCIL WILL EXPECT SOME 10% OF DWELLINGS TO BE SPECIFICALLY DESIGNED TO BE CAPABLE, WITHOUT FURTHER STRUCTURAL ALTERATION, OF ADAPTATION TO THE STANDARDS SET OUT IN "WHEELCHAIR HOUSING" (HDD OCCASIONAL PAPER 2/75, DOE 1975). THESE UNITS SHOULD BE EVENLY DISTRIBUTED THROUGH THE DEVELOPMENT AND SHOULD CATER FOR A VARYING NUMBER OF OCCUPANTS. PARKING PROVISION SHOULD BE MADE FOR ONE SPACE PER UNIT ADJACENT TO THE DWELLING IN ACCORDANCE WITH THE COUNCIL'S GUIDELINES ON PARKING.

MOST COMMONLY, PROVIDING APPROPRIATE LONG-TERM MANAGEMENT AND CONTROL AS AFFORDABLE HOUSING WILL BE BEST ACHIEVED BY THE INVOLVEMENT OF A HOUSING ASSOCIATION, TRUST OR OTHER SOCIAL BODY.

POLICY TH12

THE DENSITY OF NEW RESIDENTIAL DEVELOPMENT SHOULD BE COMPATIBLE WITH THE CHARACTERISTICS OF THE SITE, NEIGHBOURING DEVELOPMENT, THE CHARACTER OF THE AREA AND LOCAL AMENITIES. PROPOSALS WILL ALSO NEED TO MEET THE CAR PARKING, OPEN SPACE, LANDSCAPING AND HIGHWAY REQUIREMENTS WITHIN A SATISFACTORY LAYOUT. PROPOSALS FOR MORE INTENSIVE REDEVELOPMENT FOLLOWING THE DEMOLITION OF ONE OR MORE EXISTING PROPERTIES WILL BE CAREFULLY CONSIDERED IN RELATION TO THE OVERALL DENSITY AND CHARACTER OF THE AREA.

POLICY TH13

PROPOSALS FOR THE RESIDENTIAL DEVELOPMENT OF "BACKLAND" SITES WILL NOT BE PERMITTED EXCEPT WHERE THE FOLLOWING CRITERIA ARE MET:

- I) THE SITE LIES WITHIN A DEFINED HOUSING SETTLEMENT LIMIT AND DOES NOT COMPRISE LAND ALLOCATED OR SAFEGUARDED FOR PURPOSES OTHER THAN A RESIDENTIAL USE;
- II) THAT WHERE A PROPOSAL INCLUDES EXISTING PRIVATE GARDEN LAND THIS WOULD NOT RESULT IN LESS SATISFACTORY ACCESS OR OFF-STREET PARKING ARRANGEMENTS, AN UNACCEPTABLE REDUCTION IN EXISTING PRIVATE AMENITY SPACE OR ANY OTHER UNREASONABLE LOSS OF AMENITY TO EXISTING DWELLINGS;
- III) A SAFE AND CONVENIENT MEANS OF VEHICULAR AND PEDESTRIAN ACCESS/EGRESS CAN BE PROVIDED THAT IS NOT LIKELY TO CAUSE UNDUE DISTURBANCE OR LOSS OF PRIVACY TO NEIGHBOURING RESIDENTS OR VISUAL DETRIMENT TO THE STREET SCENE. LONG OR NARROW DRIVEWAYS WILL BE DISCOURAGED;
- IV) THE PROPOSAL DOES NOT INVOLVE AN UNSATISFACTORY FORM OF "TANDEM" DEVELOPMENT USING A SHARED ACCESS;
- V) THE SITE DOES NOT COMPRISE AN AWKWARDLY SHAPED OR FRAGMENTED PARCEL OF LAND LIKELY TO BE DIFFICULT TO DEVELOP IN ISOLATION OR INVOLVE DEVELOPMENT WHICH COULD PREJUDICE A MORE APPROPRIATE COMPREHENSIVE DEVELOPMENT SOLUTION;
- VI) THE SITE IS NOT ON THE EDGE OF DEFINED SETTLEMENTS AND LIKELY TO PRODUCE A HARD URBAN EDGE OR OTHER

FORM OF DEVELOPMENT OUT OF CHARACTER IN ITS PARTICULAR SETTING;

- VII) THE PROPOSAL WOULD NOT BE OUT OF CHARACTER WITH THE AREA OR SET A HARMFUL PRECEDENT FOR OTHER SIMILAR FORMS OF DEVELOPMENT.

2. Transport

POLICY TT9 ALL DEVELOPMENT PROPOSALS INVOLVING THE PROVISION OF CAR PARKING SPACES SHOULD NORMALLY COMPLY WITH THE DISTRICT PLANNING AUTHORITY'S ADOPTED CAR PARKING STANDARDS. PARTICULAR CARE SHOULD BE EXERCISED OVER THE LOCATION OF CAR PARKING AREAS TO AVOID UNDUE NOISE AND DISTURBANCE. PROMINENT CAR PARKING AREAS SHOULD BE SCREENED BY APPROPRIATE LANDSCAPING.

POLICY TT10 WHEN CONSIDERING DEVELOPMENT PROPOSALS WHICH AFFECT EXISTING BRIDLEWAYS, FOOTPATHS AND OTHER RIGHTS OF WAY THE DISTRICT PLANNING AUTHORITY WILL ENSURE THAT THE ROUTE IS EITHER SAFEGUARDED IN THE DEVELOPMENT OR IS DIVERTED TO PROVIDE A SUITABLE ALTERNATIVE.

POLICY TT12 SAFE AND CONVENIENT CONDITIONS FOR CYCLISTS WILL BE ENCOURAGED, IN PARTICULAR BY THE PROVISION OF CYCLEWAYS AND OTHER FACILITIES WHEN NEW TRAFFIC MANAGEMENT MEASURES ARE INTRODUCED, AND BY ENCOURAGING CYCLE LINKS BETWEEN HOMES, WORKPLACES AND OTHER AREAS WHEN DEVELOPMENTS ARE PLANNED.

THE DISTRICT COUNCIL WILL ALSO PROMOTE CYCLE TRAILS IN RURAL AREAS AS PART OF ITS RURAL TOURISM INITIATIVE.

3. The Countryside and Natural Resources

POLICY TCR13 WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, THE DISTRICT PLANNING AUTHORITY WILL REQUIRE EXISTING TREES, WOODLANDS AND HEDGEROWS TO BE RETAINED WHEREVER ENVIRONMENTALLY DESIRABLE. THE DISTRICT PLANNING AUTHORITY WILL ALSO CONTINUE ITS POLICIES OF CARRYING OUT NEW PLANTING OF APPROPRIATE NATIVE BROADLEAVED SPECIES AND PRESERVING IMPORTANT TREES AND WOODLANDS BY SECURING THE CO-OPERATION OF LANDOWNERS OVER THEIR FUTURE MANAGEMENT AND BY SERVING TREE PRESERVATION ORDERS WHERE NECESSARY. DEVELOPMENT WHICH WOULD ADVERSELY AFFECT ANCIENT WOODLANDS WILL NOT BE PERMITTED.

4. Conservation

- POLICY TC9 THE DISTRICT PLANNING AUTHORITY WILL ALWAYS SEEK TO RETAIN, PRESERVE AND ADAPT BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST. ONLY IN VERY EXCEPTIONAL CIRCUMSTANCES WILL DEMOLITION [PARTIAL OR WHOLE] BE ALLOWED. APPLICANTS WILL HAVE TO DEMONSTRATE TO THE SATISFACTION OF THE DISTRICT PLANNING AUTHORITY THAT THE BUILDING CANNOT BE RETURNED TO AN APPROPRIATE BENEFICIAL USE, AND THAT IT IS BEYOND ECONOMIC REPAIR.
- POLICY TC10 THE DISTRICT PLANNING AUTHORITY WILL EXPECT ALL PROPOSALS FOR RESTORATION, INTERNAL AND EXTERNAL ALTERATION, CHANGE OF USE, OR EXTENSION OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST TO PAY PARTICULAR ATTENTION TO THE FOLLOWING:
- i] THE USE OF HIGH QUALITY BUILDING MATERIALS WHICH SHOULD, WHERE APPROPRIATE, CLOSELY MATCH THOSE OF WHICH THE BUILDING IS CONSTRUCTED, OR BE DRAWN FROM THE LOCAL RANGE OF VERNACULAR MATERIALS. SPECIAL CARE SHOULD BE TAKEN TO PROTECT AND REINSTATE LOCAL MATERIALS SUCH AS WEATHERBOARD, SEPTARIA AND LONG STRAW THATCH.
 - ii] THE FORM, SCALE, DESIGN AND DETAILING OF ALL ALTERATIONS OR EXTENSIONS TO ENSURE THAT THEY ARE HARMONIOUS WITH THE EXISTING BUILDING. THESE SHALL INCLUDE WHERE APPROPRIATE TRADITIONAL ROOF FORMS AND SPANS, PATTERNS OF OPENINGS AND DETAILS OF EAVES, ROOF VERGES, WINDOW AND DOOR SURROUNDS AND ALL ELEVATIONAL DETAILS INCLUDING WHERE APPLICABLE BRICK DETAILING, BONDING AND POINTING.
 - iii] THE NEED TO MINIMISE INTERNAL CHANGES IN LISTED BUILDINGS INCLUDING THE LAYOUT AND ARRANGEMENT OF ROOMS AND ARCHITECTURAL DETAILS AND INTERNAL MATERIALS, WHETHER ORIGINAL OR ADDED AT LATER STAGES IN THE DEVELOPMENT OF THE BUILDING.
- POLICY TC11 WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT IN THE VICINITY OF A LISTED BUILDING, PARTICULAR ATTENTION WILL BE GIVEN TO THE NEED TO PROTECT ITS SETTING AND, WHERE APPROPRIATE, TO PREVENT THE SUBDIVISION OF ITS GROUNDS OR CURTILAGE. PROPOSALS WILL ALSO BE JUDGED IN RELATION TO THEIR EFFECT ON THE GROUP VALUE OF LISTED BUILDINGS AND LONG DISTANCE VIEWS, ESPECIALLY WHERE THE BUILDING IS A PROMINENT FEATURE IN THE COUNTRYSIDE.

POLICY TC13

THE DISTRICT PLANNING AUTHORITY WILL, WHERE NECESSARY, TAKE ACTION UNDER THE RELEVANT PROVISIONS OF THE PLANNING [LISTED BUILDINGS AND CONSERVATION AREAS] ACT 1990 TO SECURE THE PRESERVATION AND REPAIR OF NEGLECTED BUILDINGS WHICH ARE INCLUDED IN THE LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

POLICY TC18

THE PROPOSED CONVERSION DOES NOT SIGNIFICANTLY ALTER, EITHER INDIVIDUALLY OR IN AGGREGATE, THE ESSENTIAL FEATURES OF THE ORIGINAL BUILDING WHICH CONTRIBUTE TO ITS CHARACTER, PARTICULARLY IN THE FOLLOWING RESPECTS:-

- i] THE PROPOSED CONVERSION DOES NOT ALTER THE CHARACTER OF THE ORIGINAL BUILDING PARTICULARLY IN THE FOLLOWING RESPECTS:-
 - a] THE ORIGINAL STRUCTURE
 - b] THE ORIGINAL EXTERNAL CLADDING MATERIALS
 - c] THE INTERNAL SPATIAL CHARACTER
 - d] ALL ORIGINAL EXTERNAL OPENINGS
 - e] THE SKYLINE SILHOUETTE AND ROOF PLANES
 - f] THE IMMEDIATE AND THE LANDSCAPE SETTING OF THE BUILDING.
- ii] THE PROPOSED USE DOES NOT CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA.
- iii] THE PROPOSED USE IS NOT DETRIMENTAL TO THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA OR, AS THE CASE MAY BE, THE GROUP VALUE WITH THE ADJOINING BUILDINGS.
- iv] THE PROPOSED USE DOES NOT GENERATE TRAFFIC OF A MAGNITUDE OR TYPE, THAT MIGHT BE LIKELY TO CAUSE ADDITIONAL TRAFFIC HAZARDS AND/OR DAMAGE TO MINOR ROADS.
- v] THERE IS STRICT CONTROL OVER THE CURTILAGE AND SETTING OF THE LISTED BUILDING.
- vi] THE INTRODUCTION OF NEW ALIEN STRUCTURAL MEMBERS, CLADDING, MATERIALS, DETAILS OF SURFACE FINISHES WILL NOT BE PERMITTED.
- vii] ONLY FULL PLANNING APPLICATIONS FOR CHANGE OF USE ACCOMPANIED BY AN APPLICATION FOR LISTED BUILDING CONSENT SHOWING ALL PROPOSED WORKS WILL NORMALLY BE CONSIDERED.

POLICY TC23

THE DISTRICT PLANNING AUTHORITY WILL SEEK TO SECURE THE RESTORATION OF HISTORIC BUILDINGS AND THE EXCAVATION AND INTERPRETATION OF ARCHAEOLOGICAL SITES BY NEGOTIATING WITH DEVELOPERS TO ENTER INTO PLANNING OBLIGATIONS UNDER S106 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

5. Design and the Built Environment

- POLICY TD1 NEW BUILDINGS, EXTENSIONS OR ALTERATIONS MUST BE WELL DESIGNED IN THEMSELVES AND RELATE SATISFACTORILY TO THEIR SETTING. ALL PROPOSALS WILL BE CONSIDERED IN RELATION TO THEIR SCALE, DENSITY, HEIGHT, MASSING, LAYOUT, LANDSCAPING AND ACCESS.
- POLICY TD2 THE EXTERNAL MATERIALS OF NEW DEVELOPMENTS SHALL GENERALLY BE SYMPATHETIC IN COLOUR AND TEXTURE WITH THEIR SETTING.
- POLICY TD3 NEW RESIDENTIAL DEVELOPMENT SHOULD BE OF A HIGH STANDARD OF DESIGN AND LAYOUT WHICH RELATES WELL TO ITS SITE AND SURROUNDINGS. IN ASSESSING PROPOSALS THE DISTRICT PLANNING AUTHORITY WILL HAVE REGARD TO SUCH MATTERS AS :
- i] THE SITING OF ANY DWELLING AND ITS RELATIONSHIP TO ADJOINING BUILDINGS OR OPEN SPACE, INCLUDING THE AMENITIES OF ANY ADJACENT DWELLING;
 - ii] THE PROPORTIONS, MASS, SCALE AND APPEARANCE OF DWELLINGS, PARTICULARLY IN CASES OF INFILLING;
 - iii] THE SITE COVERAGE HAVING REGARD TO THE NEED FOR EACH DWELLING TO HAVE EITHER PRIVATE AMENITY SPACE OR, IN CERTAIN CASES, EASY ACCESS TO SHARED AMENITY SPACE;
 - iv] THE PRIVACY AND ASPECT AVAILABLE TO MAIN HABITABLE ROOMS;
 - v] EXISTING SITE CHARACTERISTICS, LANDSCAPE FEATURES AND THE PHASING OF PROPOSED LANDSCAPING;
 - vi] THE PROVISION OF ADEQUATE OFF-STREET PARKING SPACE AND, WHERE NECESSARY, SPACE FOR THE TURNING OF CARS AND SERVICE VEHICLES;
 - vii] THE AMOUNT AND TYPE OF TRAFFIC WHICH WOULD BE GENERATED AND THE ACCESS AND EGRESS ARRANGEMENTS;
 - viii] NOISE LEVELS FROM ADJACENT LAND USES OR TRAFFIC.
- POLICY TD5 ON NEW HOUSING ESTATE DEVELOPMENTS OF 30 DWELLINGS OR MORE OR SITES OF ONE HECTARE AND ABOVE IT WILL BE EXPECTED THAT A PROPORTION OF THE SITE WILL BE RESERVED AND LAID OUT AS PUBLIC OPEN SPACE AND MADE AVAILABLE FOR USE PRIOR TO THE OCCUPATION OF THE DWELLINGS TO WHICH IT RELATES.
- THE OPEN SPACE PROVIDED SHALL BE OF A SIZE, LOCATION AND TYPE APPROPRIATE TO MEET THE NEEDS OF THE DEVELOPMENT WHICH IT SERVES. AN APPROPRIATE PROVISION WILL BE IN

ACCORDANCE WITH A MINIMUM STANDARD OF 1.6 HA PER 1,000 POPULATION.

WHEN CONSIDERING SPECIFIC PROPOSALS FOR OPEN SPACE PROVISION WITHIN NEW RESIDENTIAL DEVELOPMENT THE FOLLOWING WILL BE TAKEN INTO ACCOUNT:

- i] THE AMOUNT AND LOCATION OF EXISTING LOCAL PROVISION;
- ii] THE TOPOGRAPHY AND OTHER PHYSICAL CHARACTERISTICS OF THE SITE;
- iii] THE FORM AND DENSITY OF HOUSING LAYOUT PROPOSED;
- iv] THE POSSIBLE NUISANCE FROM THE OPEN SPACE USE AND THE POSSIBLE INTRUSION INTO THE QUIET ENJOYMENT OF ADJOINING PROPERTIES;
- v] THE NEED TO AVOID LOCATING PLAY AREAS/RECREATION AREAS CLOSE TO ELDERLY PERSONS DWELLINGS;
- vi] THE PROPOSED LAYOUT OF THE OPEN SPACE.

WHEN OPEN SPACE IS PROVIDED AS REQUIRED BY THIS POLICY AND IS TO BE DEDICATED TO THE COUNCIL, A PAYMENT WILL BE EXPECTED FROM THE DEVELOPER TO PROVIDE FOR FUTURE MAINTENANCE.

POLICY TD6

PRIVATE AMENITY SPACE FOR ALL DWELLINGS OTHER THAN FLATS SHALL NORMALLY CONSIST OF A MINIMUM OF ABOUT 100 SQUARE METRES. A HIGHER FIGURE WILL OFTEN BE SOUGHT, DEPENDENT PARTICULARLY ON THE SITE AND CHARACTER OF THE AREA.

FOR FLATS, THE RECOMMENDED STANDARDS WILL NORMALLY BE EITHER:-

- i] A MINIMUM BALCONY AREA OF ABOUT 5 SQUARE METRES WITH THE GROUND FLOOR FLAT OR MAISONETTE HAVING A MINIMUM PRIVATE GARDEN AREA OF ABOUT 50 SQUARE METRES OR
- ii] COMMUNAL RESIDENT GARDENS COMPRISING A MINIMUM AREA OF ABOUT 25 SQUARE METRES PER FLAT.

POLICY TD7

IN DETERMINING APPLICATIONS FOR INFILL HOUSING WITHIN HOUSING SETTLEMENT LIMITS, THE DISTRICT PLANNING AUTHORITY WILL NEED TO BE SATISFIED THAT THE PROPOSALS:

- i] WOULD PRODUCE A PLOT OF SIMILAR WIDTH TO ADJACENT AND SURROUNDING DEVELOPMENT AND;
- ii] WOULD NOT CONSTITUTE A CRAMPED OR INCONGRUOUS FORM OF DEVELOPMENT IN THE LOCAL STREET SCENE OR OVERDEVELOPMENT OF THE PLOT.

ON COMPREHENSIVELY PLANNED HOUSING ESTATES, INFILL OR OTHER DEVELOPMENT WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF THE AREA OR RESIDENTS' AMENITIES WILL NOT BE PERMITTED.

POLICY TD10

WHEN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT THE DISTRICT PLANNING AUTHORITY WILL REQUIRE THE RETENTION OF EXISTING TREES, HEDGEROWS AND SHRUBS WHEREVER APPROPRIATE. A SCHEME OF LANDSCAPING WILL NORMALLY BE REQUIRED BY CONDITION. SUCH SCHEMES COULD INCLUDE PROPOSALS FOR TREE AND SHRUB PLANTING, EARTH MOULDING, WALLING, HARD SURFACING OR STREET FURNITURE, AS APPROPRIATE. NATIVE SPECIES SHOULD NORMALLY BE A PREDOMINANT FEATURE IN NEW TREE PLANTING SCHEMES. A SUBSTANTIAL BELT OF TREE PLANTING WILL NORMALLY BE EXPECTED WHERE NEW DEVELOPMENT ADJOINS OPEN COUNTRYSIDE.

POLICY TD14

IN RESPECT OF LISTED AND HISTORIC BUILDINGS, SATELLITE AERIAL DISHES WILL NOT BE FAVOURABLY CONSIDERED WHERE THEY ADVERSELY AFFECT THE CHARACTER OR SETTING OF THAT BUILDING EVEN IF TECHNICAL CONSIDERATIONS PRECLUDE AN ALTERNATIVE POSITION.

POLICY TD18

THE DISTRICT PLANNING AUTHORITY WHEN CONSIDERING PROPOSALS FOR LARGER DEVELOPMENTS WILL NEGOTIATE WITH APPLICANTS PLANNING OBLIGATIONS FOR THE PROVISION OF APPROPRIATE LOCAL SERVICES, FACILITIES AND OTHER COMMUNITY BENEFITS THE NEED FOR WHICH ARISE FROM THAT DEVELOPMENT.

POLICY TD20

THE DISTRICT PLANNING AUTHORITY WILL HAVE REGARD TO CRIME PREVENTION WHEN CONSIDERING DEVELOPMENT PROPOSALS. NEW RESIDENTIAL, INDUSTRIAL AND RETAIL ESTATES WILL BE REQUIRED TO BE DESIGNED AND LAID OUT TO TAKE ACCOUNT OF CRIME PREVENTION MEASURES. IN PARTICULAR, REGARD WILL BE HAD TO THE FOLLOWING FACTORS:-

- i] THE CREATION OF 'DEFENSIBLE SPACE' CREATING A FEELING OF TERRITORIALITY AMONG OCCUPANTS WHERE THEY FEEL THEY HAVE AN INFLUENCE ON THE AREA OUTSIDE THEIR PROPERTY OR PREMISES;
- ii] THE USE OF REAL OR SYMBOLIC BARRIERS BY THE PROVISION OF DIFFERENT ROAD SURFACES, NARROWED ENTRANCES ETC. TO GIVE THE IMPRESSION OF ADDITIONAL PRIVATE SPACE;
- iii] THE GROUPING OF BUILDINGS TO FACILITATE VIEWS OF NEIGHBOURING PROPERTIES WITHOUT AFFECTING INDIVIDUAL AMENITY OR PRIVACY;

- iv] PUBLIC OPEN SPACE AREAS TO BE SO DESIGNED AND LANDSCAPED TO BE OPEN TO PUBLIC VIEW AND NOT CONTAIN CONCEALMENT OPPORTUNITIES;
- v] GENERAL LANDSCAPING TO BE WELL DESIGNED, LOW AND COMPOSED OF SPECIES CHOSEN TO PREVENT CONCEALMENT;
- vi] FOOTPATHS TO BE OVERLOOKED WHEREVER POSSIBLE. ROUTES TO BE KEPT TO A MINIMUM AND LIT;
- vii] BOUNDARY TREATMENTS TO BE SECURE, PARTICULARLY WHERE ABUTTING FOOTPATHS OR OTHER PUBLIC AREAS;
- viii] ADEQUATE LIGHTING TO BE PROVIDED THROUGHOUT THE DEVELOPMENT;
- ix] CAR PARKING TO BE IN LOCATIONS WHERE VEHICLES CAN BE KEPT UNDER SURVEILLANCE, IDEALLY WITHIN THE CURTILAGE OF PROPERTIES OR PREMISES. COMMUNAL CAR PARKING AREAS TO BE WELL LIT AND IN OPEN LOCATIONS.
- x] WITH REGARD TO COMMERCIAL DEVELOPMENTS, PERIMETER FENCING AND OTHER SECURITY MEASURES AND DEVICES SHOULD BE INCORPORATED.

6. Community Facilities and Public Utility Services

POLICY TCF1 THE ADEQUATE PROVISION OF LOCAL COMMUNITY USES AND FACILITIES WILL BE SUPPORTED BY THE DISTRICT COUNCIL. PARTICULAR REGARD WILL BE HAD TO THE NEED TO ENSURE NEW AND IMPROVED FACILITIES ARE PROVIDED AT THE APPROPRIATE TIME TO MEET THE NEEDS OF THE GROWING POPULATION.

7. Clacton on Sea

POLICY CLA1 THE FOLLOWING SITES SPECIFIED IN TABLE 7 ARE IDENTIFIED FOR RESIDENTIAL DEVELOPMENT ON THE PROPOSALS MAP INSETS.

TABLE 7

SITE	ESTIMATED SITE CAPACITY [NET ADDITIONAL DWELLINGS]	PROPOSALS MAP INSET NO.
18] LAND TO REAR OF CANN HALL FARM OFF CONSTABLE AVENUE	30	1

POLICY CLA8 AN ADDITIONAL 52 HECTARES [128 ACRES] OF PUBLIC OPEN SPACE IS PROPOSED, COMPRISING VARIOUS AREAS ALONG THE ROUTE OF THE PICKERS DITCH WALKWAY [46 HECTARES], AND LAND NORTH OF BROOKLANDS AND GRASSLANDS AT JAYWICK [6 HECTARES], AS SHOWN ON PROPOSALS MAP INSETS 1 AND 1C.

TM11NE

CLACTON-ON-SEA

CONSTABLE AVENUE

1665/7/3

4.7.86

Cann Hall.

GV

II*

House. Circa 1512, built for St Osyth's Priory, with some C18 alterations; refenestrated in C20. Timber framed and plastered with close-studding mainly concealed and with brick nogging infill to south front. Red plain tiled roof, hipped with gablets. Off centre left red brick chimney stack. Comprises two bay hall aligned east-west with in line service end to the east and upper end crosswing to the west which projects to the north. The hall and parlour were heated by an original stack. Continuous jetty on the south front. To the north are the fragmentary remains of a further timberframed building, probably detached kitchen, now attached to main house. Two storeys. Five windows to main front first floor with C20 two and three-light casements and three C20 oriel windows to ground floor. Vertically boarded door in original segmental head to right. Interior has exposed frame of high quality including open fireplaces, elaborate hall ceiling with transverse beam with highly ornate oak-leaf stops. Two axial beams with elaborate moulding and crown post roof with traces of reddish ochre colour remaining. After the suppression of St Osyth's Priory in 1539, Cann Hall passed to Thomas Cromwell, later to Princess Mary and to Lord Darcy in 1553. Dendrochronological analysis of 36 timbers from the hall and service range, the crosswing and the kitchen range produced a tree-ring chronology for the period AD 1301-1511. The latest timbers were felled in the winter/spring of AD 1511/12. RCHM 4.

SOURCES: RCHM interim report on Cann Hall, October 1997.

AM Laboratory report 00/98 "Tree-ring analysis of Cann Hall, Clacton, Essex" 1998
5873 (Royal Commission on the Historical Monuments of England) An Inventory of Essex North East, 1922, Vol. 3.)

TM 11 NE

CLACTON-ON-SEA

CONSTABLE AVENUE

7/4

Barn approx. 25 metres
east of Cann Hall

GV

II

Barn. C17/C18 or earlier. Timber framed and weatherboarded. Red plain tiled roof. Open archway to right. Double and single vertically boarded doors to left.

SCHEDULE OF URGENT WORKS UNDERTAKEN

Roofing Works

1. Redress flat the single length of lead flashing to the roll on the left hip of the front elevation.
2. Refix the slipped or missing tiles to the rear elevation of the main range and to both slopes of the kitchen range extension with aluminium pegs, reusing the existing peg tiles where possible and supplying second hand tiles to match as required. On the east side of the kitchen range extension supply and fix UV resistant sarking felt over the existing rafters and nail on battens at 500mm centres. Carefully dress the sarking felt well under the clay peg tiles and overlap the roof, dressing down on the otherside by 300mm. Reuse the existing plywood on the two roof slopes by re-fixing the sheets over the battens with tamper proof screws. Make up any deficiencies with new ¾ inch ply.
3. Inspect the valleys to the rear extension and cover with two layers of felt if found to be leaking. Lift up the lower course of tiles on either side of the valley and tuck the felt up underneath the tiles with 150mm laps both horizontally and vertically. Refix the peg tiles with aluminium pegs.
4. Where the studs and the plywood have come away from the rear gable of the main building fix the studs back into place with galvanised steel straps and coach screws and firmly secure the plywood sheet with tamper proof screws.
5. Replace missing bricks to the chimney stack on the kitchen range with new soft red Essex bricks bed in a lime mortar with slightly recessed pointing.
6. Replace missing length of gutter to eaves of south elevation. Approx 1 metre in length.

Date: September 1998

CANN HALL SUMMARY OF LOCAL AUTHORITY COSTS

1.	Boarding up (Invoices Paid to 28.4.98)	£3325.66
2.	Signs	£ 256.48
3.	Grilles over wells	£1097.00
4.	Security Fencing : House	£5760.00
5.	Security Fencing : Cart Lodge	£3005.00
6.	Temporary Security Fencing : Garage	£1250.00
7.	Boarding up (May 1998)	£1653.20
8.	Emergency works (August/September 1998)	£ 2045.00
9.	Board up 3 windows to garages, clear rubbish from outside Cart Lodge (August 1999)	£116.69
10.	Additional signs	£258.20
		<u>£18767.23</u>

Additional estimated costs

Demolition and clearance of detached garage (September 1999)	£ 1750.00
Urgent repairs to south end of Cart Lodge (forthcoming)	£ 3000.00

September 1999

SCHEDULE OF FURTHER REPAIRS AND REINSTATEMENT AT CANN HALL

1. Demolish the following structures, subject to previously obtaining listed building consent, and clear from the site:
 - (i) the remains of the burnt-out garage
 - (ii) modern extensions to the rear of Cann Hall identified on the attached plan.
 - (iii) the brick and concrete pergola to the west of the Hall.
2. Fell all coniferous trees identified on a landscaping plan to be agreed with the local planning authority.
3. Reinstate the rear elevation of the single storey extension to Cann Hall, exposed following the demolition of the modern extensions, subject to obtaining listed building consent and planning permission.
4. Schedule of repairs issued by Essex County Council in February 1999 (Further details available from Paul Skeet, Historic Buildings and Design Group, Essex County Council: Tel No. (01245) 437673)

TENDRING DISTRICT COUNCIL
PLANNING AND BUILDING SERVICES
COUNCIL OFFICES
WEELEY

ESSEX COUNTY COUNCIL
PLANNING SERVICES
COUNTY HALL
CHELMSFORD