

Policy CS16 – Mersea Homes – 26308

We note that part (a) of Policy CS16 refers to open space provision in new development being based not just upon the Council's standards and strategic needs, but also on existing deficits.

The policy needs to be clear that new development should meet the needs arising from that development, having regard to the Council's standards, and should not be required to remedy existing deficits. It may be the case that in some instances new development can help to remedy existing deficiency, but it is not a reasonable policy requirement.

Given that the list of matters set out in Policy CS16 are primarily actions to be undertaken by the Council, it might be appropriate to retain reference to remedying existing deficits as a separate bullet point, rather than it being linked to a development-related requirement.