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The Planning Policy Manager  
Tendring District Council  
Council Offices  
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24<sup>th</sup> July 2017

Dear Planning Policy Manager

### **Tendring District Local Plan Publication Draft Consultation (2017)**

The Harwich Society welcomes the publication of the Local Plan Publication Draft and supporting documents

As the local civic society for the Harwich area and the custodian of most of the ancient monuments in the town we welcome the Local Plan Section 7 policies relating to the conservation and protection of the cultural heritage and the best of the built and natural environment in the District. Historic buildings and historic places such as Harwich are major assets for residents and visitors alike and add to the distinctiveness and prosperity of the district. It is essential that conservation is promoted positively in the local plan.

The Harwich Society wishes to make the following representations:

**Objection to the Mapping:** This objection relates to the clarity of the Local Plan mapping and the impact on effective community involvement. The Harwich Society is very disappointed at the mapping published as part of the Local Plan Publication Draft. We consider the mapping falls short of the standard required for accuracy and clarity and does not provide a sound basis for the statutory planning or participation by users or communities.

1. The printed mapping is lamentable for the towns, such as Harwich (map B15). Due to the small scale A4 format it is impossible to decipher policy areas or policy boundaries, or even to read the key which sets out the legends for each policy. The printed town maps are too small scale for accurate use and will lead to ongoing policy confusion.
2. There are no printed policy maps whatsoever as part of the Local Plan Publication Draft for West, South East and North East Tendring. This is unsatisfactory and is in contrast to earlier consultation stages of the Local Plan. We consider such plans should be published as an integral part of the printed version of the Local Plan for use to 2033 and beyond.

3. The printed mapping towns and villages fail to record Conservation Areas (such as Harwich Map B.15, Great Oakley Map B14 and Ramsey Map B22. It is essential that designated Conservation Areas are defined on all relevant Local Plan maps to enable Policy PPL8 to be accurately applied as a material consideration in the future planning of the area. It is far from clear where such information might be found by users, the Local Plan is silent on this point.
4. The printed maps fail to record other key planning constraints such as SSSI's It is far from clear where such information might be found by users, the Local Plan is silent on this point. Conversely the printed mapping includes Sand and Gravel deposits even though the Local Plan contains no policies relating to such features being a County Matter and subject to planning policy documents prepared by another planning authority.
5. The printed map insets for villages, fail to indicate key policies which appear on the North East Tendring on-line map. Examples of this are Ramsey B22 – Green Gap and Wrabness B31 - Proposed Area of Outstanding Natural Beauty. This will lead to confusion in practice if mapping is different; the set of policy maps should be compatible irrespective of which scale policies are viewed. Alternatively the Local Plan needs to contain a policy mapping health warning.
6. The on-line mapping Whilst it is possible to view all policy maps at a larger scale on line, the policy boundaries can become blurred. For example for the Harwich area (Map B15) when viewed at a larger scale, necessary in an urban area such as the old town of Harwich, the width of policy boundaries and loss of definition leave the viewer in doubt as to policy context for particular properties. This will undermine the development control process, lead to argument and serve to bring the planning process into disrepute. Please can this be rectified as policy mapping needs to be an effective foundation for the future statutory planning process.
7. Additionally the concerns raised above as points 3, 4 and 5 above also apply to the on-line mapping.

Yours sincerely

*Richard Colley*

for the Harwich Society