

Person ID	ID	Full Name	Organisation Details	Please specify which section of the Publication Draft Local Plan your comments relate to by choosing one of the following:	Legally Compliant - Q1) Do you consider the Local Plan is legally compliant?	Soundness - Q2) Do you consider the Local Plan is sound?	If you do not consider the Local Plan is sound, please specify on what grounds:	Duty to Co-operate - Q3) Do you consider the Local Plan complies with the Duty to Co-operate?	Enter your full representation here:	Summary - If your summary is more than 100 words, please provide a brief summary here:	Please specify the changes needed to be made to make the Plan sound/legally compliant:	Do you wish to participate at the oral part of the examination?	Do you wish to participate at the oral part of the examination?	If Yes - you wish to participate at the oral part of the examination, please outline why you consider this to be necessary	Did you raise the matter that is the subject of your representation with the LPA earlier in the process of the preparation of the Local Plan?	If Yes - which stage?	Do you wish to be notified?	Response to representation - Council's response to representation	Recommended Change - Required Change?	Categories	Recommended Change Reason	Type	Number	Email Address
1007403	LPPuD19	Mr Tim Snow	Director Tim Snow Architects Ltd	Section 2 Tendring	Yes	No	Effective; Justified; Positively prepared	Yes	The settlement boundaries for many of the settlements have some strange inconsistencies and seem to have been drawn to prevent the development within. The settlement boundaries should represent the future needs of the settlements on an objective basis rather than limiting development to larger sites. The restrictive nature of the drawn settlement boundary has already stagnated many settlements and will continue to do so. The flexibility of the self build policy is welcome but not sufficient on its own.	The settlement boundaries should be properly assessed to allow some development within commensurate with the objectively assessed needs of the settlements		No	No		No		When the document is submitted for independent examination?; When the Inspectors Report is published?; When the document is adopted?	It is considered that the Settlement Development Boundaries (SDBs) as drafted provide sufficient flexibility for small scale and infill development within them. No detail is given to a specific SDB as an example to what is claimed.	No	Sustainable Places	Web	Policy SPL 2	info@timsnowarchitects.co.uk	
1007403	LPPuD20	Mr Tim Snow	Director Tim Snow Architects Ltd	Section 2 Tendring	No	No	Consistent with National Policy; Justified	Yes	I have concerns about the figures included. First the entire housing delivery for the first five years are from sites with planning consent or projected windfall sites. Tendring has been subject to numerous planning applications over the last few years and consent granted on sites that I am aware, on further investigation, are not viable financially, or have significant infrastructure difficulties. Land owners expectations of land values likely to be achieved are also well in excess of that which is realistic. It is often considered reasonable to assume that if a planning application is submitted on land then there is a good chance that it is a serious offer of the land coming forward but in my experience many of these are speculative outline planning applications and I would not rely on many to progress. Next the housing delivery figures show from 2013 to 2016 completions between 200 and 260 units that is typical for Tendring whereas 2016/2017 indicates 658 completions at 250% increase that seems much higher than one might expect. Is this an accurate figure? Beyond 2023 the are assumptions made for delivery of large sites including Hartley Gardens (1000) Oakwood Park (500) Rouses Farm (850) Garden Village (500) These dwellings are for delivery within a ten year period. Tendring has not been able to deliver large sites like this in the past and experience has shown that detailed planning applications will need to be being prepared now if these delivery figures are to be achieved with the ten year period. Planning Officer might have detailed information on this however. Tendring has traditionally delivered housing on smaller sites reflecting the local housing market and needs.	Viability assessments to be carried out / appraised on the large delivery sites	No	No		No		When the document is submitted for independent examination?; When the Inspectors Report is published?; When the document is adopted?			When the document is submitted for independent examination?; When the Inspectors Report is published?; When the document is adopted?			Web	Policy LP 1	info@timsnowarchitects.co.uk
1007403	LPPuD21	Mr Tim Snow	Director Tim Snow Architects Ltd	Section 2 Tendring	No	No	Effective; Justified	Yes	The policy should refer to which minimum space standards need to be complied with. The Essex Design Guide is for the most part out of date having been superseded by Essex Highways Development Manual, Manual for Streets and Tendring's own design preferences.	Expand information or deliver Supplementary Planning Guidance		No	No		No		When the document is submitted for independent examination?; When the Inspectors Report is published?; When the document is adopted?			Web	Policy LP 4	info@timsnowarchitects.co.uk		
1007403	LPPuD512	Mr Tim Snow	Director Tim Snow Architects Ltd	Section 2 Tendring	Yes	No	Consistent with National Policy	Yes	The Objectively Assessed Housing Need Survey 2016 produced figures not closely linked to official projections which indicates a figure of 625 dwellings per annum. There is also a requirement to provide a 20% buffer where there has been underperformance on delivery. Tendring has underperformed on delivery and the 20% should be included	Housing provision figures need to be reassessed independently		No	No		No		When the document is submitted for independent examination?; When the Inspectors Report is published?; When the document is adopted?			Living Places	Web	Policy LP 1	info@timsnowarchitects.co.uk	