



For internal Use only	ID:	Rep No:	

# Draft Local Plan RESPONSE FORM

Responses are encouraged via the council's online consultation system available on the website, see <http://tendring-consult.objective.co.uk/portal> However, this form can be returned electronically to [planning.policy@tendringdc.gov.uk](mailto:planning.policy@tendringdc.gov.uk) or in hard copy if necessary to:

Planning Policy, Tendring District Council, Thorpe Road, Weeley, Essex, CO16 9AJ  
The consultation runs from 9am Friday, 16th June to 5pm on Friday, 28th July 2017

This form has two parts:  
Part A - Personal Details and Part B - Your comments

## PART A

### 1. Personal Details

Title	<input type="text"/>
First Name	<input type="text"/>
Last Name	<input type="text" value="Barrington Fuller, White"/>
Organisation <i>(Where relevant)</i>	<input type="text"/>
Address Line 1	<input type="text" value="c/o agent"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Post Code	<input type="text"/>
E-mail Address	<input type="text"/>
Telephone Number	<input type="text"/>

### 2. Agent's Details (if applicable)

Title	<input type="text" value="Mr"/>
First Name	<input type="text" value="Peter"/>
Last Name	<input type="text" value="Le Gry"/>
Organisation	<input type="text" value="Stanfords"/>
Address Line 1	<input type="text" value="Livestock Market"/>
Address Line 2	<input type="text" value="Wyncolls Road"/>
Address Line 3	<input type="text" value="Colchester"/>
Post Code	<input type="text" value="CO4 9HU"/>
E-mail Address	<input type="text"/>
Telephone Number	<input type="text"/>

## PART B

# REPRESENTATION FORM

**Please Note:** If your representation relates to Section One of the North Essex Strategic Plan / Garden Communities you only need to respond to one of the Local Authorities. All representations received by Braintree, Colchester and Tendring relating to Section One of the Plan(s) will be submitted together.

You do not need to return this form if you have completed a response using any of the Council's online systems for this consultation. Duplicates will not be considered

**Please specify which section of the Publication Draft Local Plan your comments relate to by choosing one of the following:**

Section 1     Section 2 Colchester     Section 2 Tendring     Section 2 Braintree

**Which part of the section are you responding to?**

e.g. Paragraph/Policy/Map/Other

**Do you consider the Local Plan is Legally compliant?**

Yes     No

**Does it comply with the Duty to Co-operate?**

Yes     No

**Do you consider the Local Plan is Sound?**

Yes     No

**If you do not consider the Local Plan is sound, please specify on what grounds:**

Positively prepared     Justified     Effective     Consistent with National Policy

**Enter your full representation here:**

*Continue onto next page*

**If your representation 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**

Amend settlement boundary

**Do you wish to participate at the oral part of the examination?**

Yes  No

**If Yes - you wish to participate at the oral part of the examination, please outline why you consider this to be necessary**

**Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.**

**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**

Yes  No

**If yes which stage**

Issues and Options  Preferred Options

**Do you wish to be notified?**

When the document is submitted for independent examination?

When the Inspectors Report is published?

When document is adopted?

**Braintree & Tendring: Return by 5pm 28th July 2017**

(responses to section 2 Braintree and Tendring will not be accepted after this date. After this date responses to Section 1 should be sent to Colchester Borough Council)

**Colchester: Return by 5pm 11th August 2017**

## **Clacton Road, Weeley Heath**

The Council's Economic Development Strategy indicates that the provision of housing appropriate to meet the needs of the business community is 'critical' to the future of the District's economy. The Council has for a number of years supported the provision of 'aspirational' or custom built housing. However, with the exception of one scheme approved for Willow Farm, Weeley Heath, and which has yet to be achieved, no other scheme has been approved. Furthermore, the likelihood of the approved scheme having regard to its last use as a pig farm, is not likely to be conducive to the type of housing envisaged by the Council.

The site shown on the attached plan extends to 4.8 hectares and comprises paddocks and marginal grazing land to the rear of substantial properties set to the west of Clacton Road. This area is a sylvan setting that is entirely screened from both Clacton Road and the A133 further to the west. Development of this area for a limited number of custom built houses will have limited impact upon the rural setting of the area, while ensuring that the environment is one in which aspirational houses would be expected. This suggestion is confirmed with the number of similar houses evident along this section of Clacton Road and the number of prominent local business leaders who already reside in this setting. Not only is the location attractive for the provision of such quality homes, it has excellent links to both Clacton-on-Sea, Colchester and beyond, entirely suitable for the business needs of the potential occupants. The intention is to therefore create a select setting on an informal 'arcadian' layout with the provision of an access road and associated infrastructure, establishing a series of plots which can then be acquired on a site by site basis for individual, bespoke houses to be constructed.

The site suggested is located close to the key rural settlements of both Little Clacton and Weeley, where a comprehensive range of services and facilities are available. Policy LP7 suggests that such sites should be within 600 meters (sic) of the development boundary of a strategic rural service centre. In this case the allocation now proposed would be located 220m from the boundary of Little Clacton and 96m from Weeley Heath.

The credentials of this site can clearly meet the suggested guidelines. It is also relevant to note that planning permission has recently been granted for the development of 22 dwellings on the adjoining Kidby's Nursery site. This scheme, which is a narrow intrusive site projecting into the open countryside, is to be developed at a density of 16 dwellings per hectare. The proposed development would however be developed on the basis as set out

**within the adopted Essex Design Guide for an 'Arcadian' settlement, with a density of no more than 8 dwellings per hectare.**

**On this basis, the development would meet the Council's requirements for aspirational custom built housing in a location already favoured by leaders of the business community and in a setting which would have no detrimental impact upon the character of this rural area. Therefore, both Policy LP7 and the allocation of this particular site for such housing are supported.**

