



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 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"/>
Organisation <i>(Where relevant)</i>	THORPE HALL LEISURE LTD
Address Line 1	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	MR
First Name	TONY
Last Name	COLLINS
Organisation	COLLINS & COWARD LTD
Address Line 1	9A EAST STREET
Address Line 2	COGGESHALL
Address Line 3	ESSEX
Post Code	CO6 1SH
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

CPI

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:

This policy lies at the heart of the Lifehouse Regeneration Project which offers sustainable and easy connections to bus and rail services. A mixed-use approach to the site also offers opportunities to minimise journeys by car and encourage trips by cycle or walking particularly to Thorpe High Street.

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Yes No

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Policy PP8 is supported. The Lifehouse Regeneration Project aims to develop 50 luxury visitor accommodation units around a lake complex as an extension of the Spa complex. These would be themed waterside lodges offering accommodation to tourists in the District and visitors to Lifehouse Spa & Hotel. These high quality units would be located close to a visitor hub offering a shop, reception and restaurant akin to the type of offer at "Centre Parcs". There would be opportunities to have walks and cycle rides around the estate and area. This will support the economic wellbeing of Thorpe and Lifehouse Spa & Hotel. Policies PP9 and PP10 need to be amended to reflect the need for permanent visitor accommodation.

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There are no small business allocations in the draft plan. Policy PP7 needs to be amended to include small employment allocations in each community. In Thorpe-le-Soken some 1000 sq.m of business units is proposed in a sustainable location as part of the Lifehouse Regeneration Project. The policy suggests this will only be acceptable within the settlement boundary but it is clear the boundary of Thorpe-le-Soken is drawn so tightly that no business opportunities will be created in the settlement. The boundary needs alteration and small sites need to be allocated even if outwith but adjoining the settlement boundary.

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e.g. Paragraph/Policy/Map/Other **TABLE LP2 - HOUSING SUPPLY**

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

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Table LP2 should be amended to reflect the 200 units proposed for Lifehouse Spa & Hotel site at Thorpe-le-Soken.

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The Council's strategy is to locate employment allocations in the major settlement locations, including the new settlement east of Colchester. The strategy also seeks to focus on particular sectors. However, there is no focus on the growth of SME's ("Small and Medium Enterprises") within the district which are present in all communities. Small business centres such as proposed at Lifehouse Regeneration Project are essential to employment growth in a sustainable manner.

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The extent of the settlement boundary needs to reflect the ability of settlements to grow and accommodate new development. In the case of Thorpe-le-Soken and Thorpe Station the settlement boundaries present themselves as fragmented and lacking a coherent approach to meet the needs of the community. The proposed settlement boundary plan submitted with this representation shows how the community can grow in a sustainable manner within a logical settlement boundary.

The majority of housing growth in the District is centred on extension to existing urban areas without the opportunity to create jobs. No opportunities for job growth are allocated at Thorpe-le-Soken. However, Thorpe-le-Soken has a railway station which is being developed as a modal hub for sustainable transport and development. Thorpe-le-Soken needs to support the Lifehouse Regeneration Project. The Lifehouse Spa & Hotel site is unconstrained and immediately available for development.

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In the case of Thorpe-le-Soken only 100 residential units are proposed. Other areas of the district propose significantly more housing but without any regeneration benefits. The Lifehouse Regeneration Project proposals could accommodate 200 market units, business units, a health centre, a care home complex and luxury tourist accommodation.

The revision to the settlement boundary would see Thorpe Station included within Thorpe-le-Soken. Land would be allocated for residential development, leisure/tourism development, care home complex, car parking for the station and public open space and a small business centre. At present the Council's ten objectives are not reflected in the proposed spatial strategy.

If your representation is more than 100 words, please provide a brief summary here:

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Yes No

Do you consider the Local Plan is Sound?

Yes No

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The strategy for sustainable places is supported but the translation into detailed policy needs amendment to meet the needs of the community to reflect national policy as set out in the National Planning Policy Framework ("Framework"). In particular, Thorpe-le-Soken needs to be connected to Thorpe Station in order to minimise the need to travel by car. The Lifehouse Spa & Hotel site is highly sustainable lying next to Thorpe Station to the south west and is on a bus route along Station Road. Importantly it lies within walking distance of Thorpe High Street.

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Yes No

Do you consider the Local Plan is Sound?

Yes No

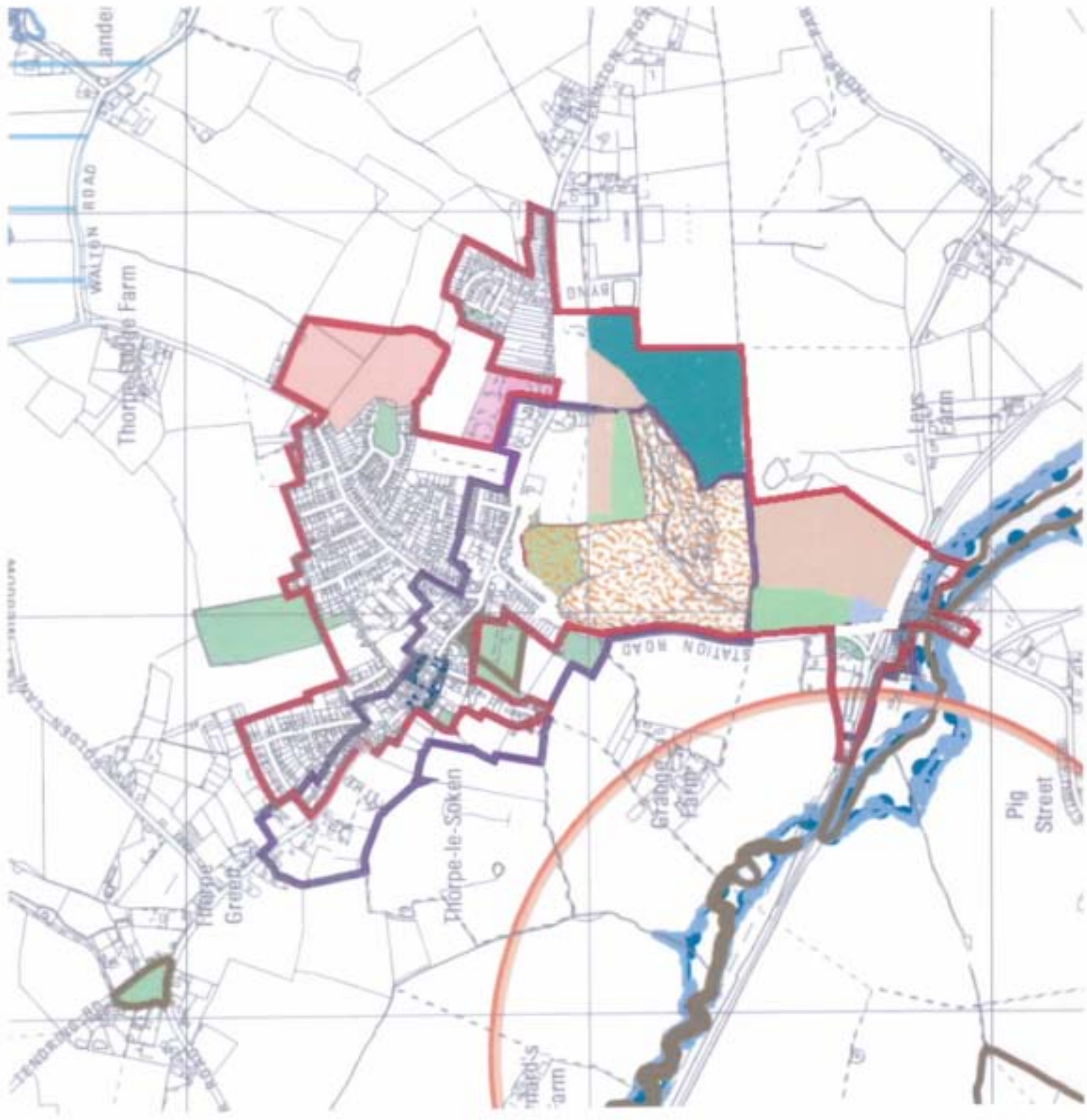
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Enter your full representation here:

We submit a proposed amendment to the Proposals/Policies Map to reflect the Lifehouse Regeneration project. This extends the settlement boundary to include the Lifehouse Spa & Hotel site and Thorpe Railway Station.

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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?

Yes No

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

Participation is essential to ensure Thorpe-le-Soken is a sustainable urban settlement which supports the Lifthouse Regeneration Project with appropriate housing, employment, tourism and health care allocations

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