

**Ashley Wood**

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**From:** Roger Tuffin <[REDACTED]>  
**Sent:** 22 July 2017 11:18  
**To:** Planning.policy  
**Subject:** Section 2 Local Plan (SA)

TDC Planning Officer  
 TDC Offices  
 Thorpe Road  
 Weeley  
 CO16 9AJ

I the undersigned do hereby object to the proposed building of 280 homes ref: Policy SAMU5, Development South of Thorpe Road, Weeley, for the following planning reasons:

Any such proposals must accord to the written document Local Plan Draft Publication. Several of the policy references below are either in direct contravention of the policy references or would be a negative aspect if adopted. (Ref: Section 2 Local Plan (SA)).

- (a) The statement "Weeley is a broadly sustainable location, with both strategic road and rail links" is both misleading and untrue. The local plan policies state that such developments shall not be detrimental or hazardous to local road usage. There is a chronic volume of traffic already passing through the village on the B1033 from Thorpe-le-soken, Kirby, Frinton and Walton-on-the-Naze and not just during the 'rush hour'. Since the increasing build-up of traffic in the last 2 years on the A133, which ironically was built to bypass Weeley, motorists are also choosing to travel on the B1441 via Weeley heath from Clacton-on-Sea (thus approaching the roundabout with right of way). The proposed development entry from Thorpe Road (B1033) would add further traffic, increasing pollution levels due to vehicles idling to join the main road traffic which is hazardous. (Contravenes SPL3 Sustainable Design Part C (b)  
 The rail service is poor, at best a local shuttle service providing no fast connections with London, and no Sunday service. There are no parking facilities at all now and a recently installed ticket machine is not currently functioning.
- (b) Policy HP1 (Improving Health and Well Being): The NHS has already stated they are unable to fund any new initiatives for the foreseeable future. Please consider that Colchester Hospital has the only A&E in the area. This hospital is frequently in the news due to adverse Care Quality Commission reports and staff shortages. The idea of providing a new GP surgery is pointless, there is already a chronic shortage of GP's nationwide, a building alone will not result in a miraculous influx of suitably qualified doctors, but requires a change in NHS funding to firstly provide staff for existing surgeries.
- (c) Policy PPL3 (The Rural Landscape): This development will irreparably damage so much of the local village landscape beyond recognition resulting in a negative impact and contravening several policy references (Local Plan). As an instance the views from footpaths of the historic Grade 2 Listed St Andrews church would be lost.
- (d) 2.1 hectares of new 56 place primary school, this proposal will impact on secondary schools locally and there is no possible expansion in local secondary schools due to local authority financial constraints.
- (e) Policy PPL1 (Development and Flood Risk): Current drainage issues have proven to have a negative impact where clay-based soil is not easily drainable and there are current issues with smaller nearby developments. The proposed site adjacent to the railway line is frequently water-logged in the autumn/winter months. Further building in this area would exacerbate this.

(f) Policy HP3 (Green Infrastructure) PPL4 (Biodiversity and Geodiversity): The proposed site represents a very important area for diverse collection of wildlife. Buzzards, Kestrels, Sparrowhawks, Barn owls, Tawny owls, Redwings, Fieldfares, Foxes, Hedgehogs, Muntjac deer can regularly be seen and heard, the site also supports numerous species of insects. The reason for this is that although at present agricultural land, it has approximately 1.5km of mixed hedgerow, half of this a boundary with the railway and therefore free of regular human contact. Loss of this would result in a negative impact on already threatened species.

Signed



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22 July 2017