

Wiley

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Received On

24 JUL 2017

To: TDC Planning Officer
TDC Offices
Thorpe Road
Weeley
CO16 9AJ

By Planning Services

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

Any such proposal must accord to the written document Local Plan Draft Publication. Several of the policy references below are either in direct contravention Or detriment to the policy references Or would be a Negative aspect if adopted. - Reference: Section Two Local Plan (SA)

1. Several anomalies ref: Spatial Portrait (2:1) detrimental to Weeley Village
e.g. Reason for selection – "Weeley is a broadly sustainable location, with both strategic road and rail links" (Section 2 Local Plan SA). This is both misleading and also untrue.
 - a. Roads: Local roads, including Thorpe Road are already over congested, with frequent long tailbacks. There have been several fatalities, including a cyclist.
 - b. Rail: Weeley station is poorly serviced by Greater Anglia. The Station itself has no parking and the single ticket machine is not working. The service is limited even at rush hours to one train per hour and there is no service at all on a Sunday.
2. Policy SP3 (Sustainable design shall make a Positive contribution etc.)
The only contribution the proposed site would make must be a Negative one. It can only be detrimental to the Village and against the general interest of the Villagers and must be a distinct Negative aspect.
3. Policy HP1 (Improving health and well being)
This would most certainly be detrimental and prove a Negative impact on Weeley Village. There appears to be no regard to the well being of local residents. The Village currently has no GP surgery or Pharmacy and 65% of residents are over the age of 65. The NHS has already been unable to find funds to provide either service.
4. Policy HP2 Green Spaces
Weeley has an extensive green space already, which will be lost in its entirety if this site is approved. This will be a Negative aspect and detrimental to the Local Plan Policy and NPPF Criteria

5. It should also be noted that in a recent planning refusal (17/00829/FUL) Tendring Council stated that:

"the emerging Local Plan includes a 'settlement hierarchy' aimed at categorising the district's towns and villages and providing a framework for directing development toward the most sustainable locations. Weeley is categorised in emerging Policy SPL1, along with six other villages, as a 'Rural Service Centre'. These villages can accommodate a modest increase in housing stock respecting the existing character and form of the village."

The total size of the Weeley Settlement Development Boundary as defined in Local map B.28 in the emerging local plan is a little under 50 Hectares.

The site defined as in Policy SAMU5 is nearly 19 hectares. It is therefore proposed that 40% of the available green space in the Settlement Development Boundary be turned over for housing. This cannot under any measure be defined as a modest increase.

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Post Code... CO16 9DW Date... 21/7/17

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