



For internal Use only	ID:	Rep No:	

# Draft LocalPlan 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"/>
Organisation <i>(Where relevant)</i>	<input type="text" value="D. McNair"/>
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 Grys"/>
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*

[Empty rectangular box for representation]

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

[Empty rectangular box for summary]

**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**

## **Station Road, Bradfield**

Bradfield is regarded as a sustainable village with a number of services and facilities including a village shop, primary school and public house. The village is able to accept further development that would be socially and environmentally appropriate.

The site shown on the attached plan affecting land in Station Road would meet the three tests of sustainability as set out in the NPPF. This land is not used for agricultural purposes due to its small size and awkward shape. By allowing development of this site, an appropriate and reasonable level of development could be provided to help sustain and improve local services without affecting the rural character of the area. The site is within walking distance of local services and will be in keeping with the frontage development elsewhere along the road. Vehicular access to the site would meet the County Council visibility splays while the development would not necessitate the removal of any trees or hedgerow.

At the heart of The National Planning Policy Framework is the presumption in favour of sustainable development and advises local planning authorities should follow this approach and encourage the effective use of land, providing that it is not of high environmental value.

The scheme is considered to be in a sustainable location as the development is situated close to the defined development boundary for the village. Bradfield is further identified by the Council as being a settlement where some development can take place. It is therefore considered by the Council to be a sustainable location for growth to support the vitality and vibrancy of the rural area.

The proposal would contribute economically to the area by supporting existing construction jobs and also increasing the population within the village to help sustain local services and amenities.

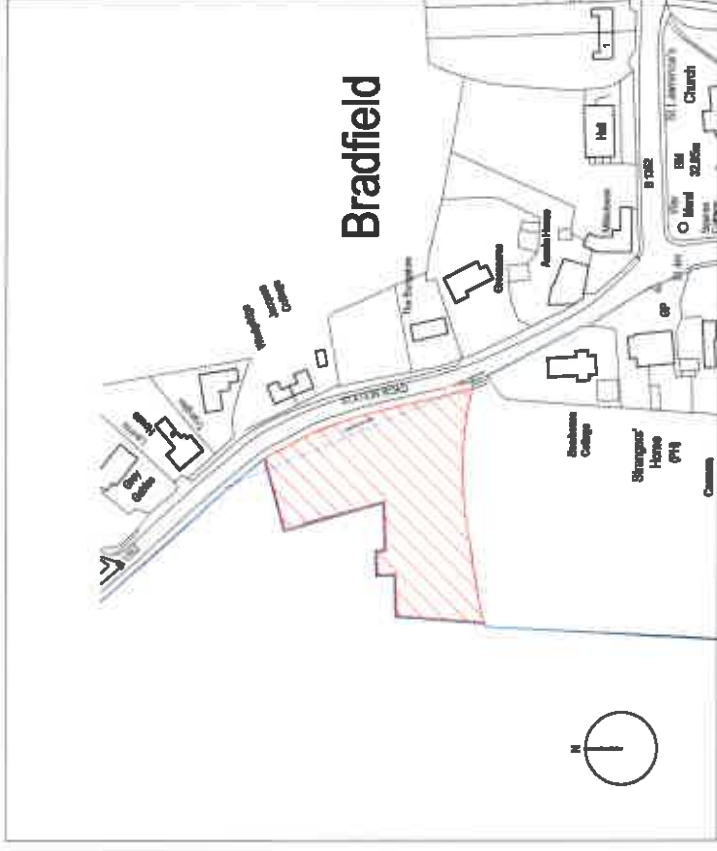
As a result the scheme would meet the comments set out within paragraph 14 of the NPPF in respect of a positive opportunity to meet the development needs of the area. Moreover, the allocation of this site would accord with the core planning principles as set out within paragraph 17 by ensuring the scheme enhances and improves the place in which people live their lives. The proposal is not only sustainable, it is deliverable as required by paragraphs 47 & 49 of the NPPF.



Site Plan 1:500



Site area 0.32hec



Location Plan 1:1250



No.	Date:	Description:

<b>abs</b>		<b>AECB</b> <small>ASSOCIATION OF ENVIRONMENTAL CONSULTANTS</small>
Title: Location Plan Site Layout		
Project: Land at Station Road Bradfield Essex		
Client: McNeil	Date: 12 2016	
Scale: 1:1000 @ A2	Drawn: [Name]	
Drawing: 1301 01	Rev: [Number]	
<small>ARCHITECTURAL SERVICES COMPANY LTD, VALLEY FARM, BROADEN LANE, THORPE-LE-SOUFFRE, ESSEX, CB8 8EF          T: 0206 887070 E: info@architectural-services.co.uk W: www.architectural-services.co.uk          The work has been prepared for the client and is to be used for the purposes intended only. It is not to be used for any other purpose without the written consent of the architect. The architect accepts no liability for the accuracy of the information provided or for any loss or damage arising from the use of the drawings. The client is responsible for obtaining all necessary permissions and consents for the proposed development. The architect is not responsible for any errors or omissions in the drawings or for any loss or damage arising from the use of the drawings. The architect is not responsible for any third party claims against the client or the architect.</small>		

JUNCTION VISIBILITY SPLAYS  
 HAVE BEEN ASCERTAINED FROM  
 OS DATA. HIGHWAY LAND  
 OWNERSHIP AND SERVICES  
 AVAILABILITY SHOULD BE  
 CHECKED