

Bramble Cottage  
Shop Road  
Little Bromley  
Manningtree CO11 2PZ

17th July 2017

Dear Sirs

## **Objection to the removal of land at the rear of Bramble Cottage from the Little Bromley Local Plan**

Last year, the land at the rear of my cottage in Little Bromley (marked in green on the plans) was included in the Local Plan settlement boundary for Little Bromley until April 2017. When the latest draft plan was published, my land had been taken out and I wish to object to this for the following reasons:

1. The Land was considered viable in the first place for inclusion in the plan and to take this out now at this late stage has caused considerable distress and uncertainty.
2. I was told that it was removed because of the unsustainable nature of the site, but land at the other end of the Village at the side of Brook House has been retained in the redrawn boundary so surely if that site is considered sustainable, then so should my site.
3. The land at the side of Brook House contains one of the Natural Ponds in the Village and previously when this has been altered it has caused flooding in the Village, so I would think that if one site is going to be put forward it should be the site with no flooding issues connected with it, i.e. land at Bramble Cottage.

The land at Brook House was put in the previous local plan (2012/2013?) and then subsequently taken out because of this flooding risk.

4. I was then told that my land was taken out because of the planning history of the site, i.e. that it was turned down for change of use to garden the first time I applied because the area was in "Little Bromley Heath". I was able to give many instances where garden use had been granted to various pieces of land throughout the Village and it was subsequently allowed.

5. Previous building has been allowed in the Village, despite it being in Little Bromley Heath. My house and a few adjacent houses for instance are only 18 years old, 2 houses were fairly recently granted permission in Chequers Road and 1 Bungalow in Bentley Road. The 2 houses in Chequers Road I have been told were to replace a dilapidated building that was originally on the site, but I understood that this reason had already been used to grant the building of the new Farm House, Rose Farm. The sustainability issue was obviously not felt to be a concern at this site which is only approx 200 yards from my land.

4. I have also been told that by allowing my land to be included in the boundary down Ardleigh Road that it would start a new settlement area in the Village, but this land is opposite a bungalow that already exists and will join up with Ash House further along Ardleigh Road. Ardleigh Road already has 6 houses in close proximity to this land so it would hardly be a new settlement area.

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5. Under the Sustainable Places section of the “Tendring District Local Plan 2013’2033 and Beyond - Publication Draft” Page 88 - under 3.2.1.4 Smaller Rural Settlements there is a section numbered 3.2.1.4.3 “Each of these smaller rural settlements can achieve a small scale increase in housing stock over the plan period. To allow for this to happen, Settlement Development Boundaries have been drawn flexibly, where practical, to accommodate a range of sites both within and on the edge of the villages and thus enabling them to be considered for small-scale residential ‘infill’ developments - provided that it does not detrimentally impact the historic and natural environment.”

I consider my site would perfectly fit this requirement for small scale development in keeping with the area.

6. An objection letter was received in April, after the public consultation ended, which was vindictive in nature as it came from a former Parish Councillor who holds a grudge against me. I feel very strongly that this letter, because of the implied threat that it contained, was given credence and that my land only, was then removed from the plan.

This same Parish Councillor was the man responsible for the land at Brook House being included in the previous draft local plan as mentioned in Note 3. Council minutes at the time will support this.

Yours faithfully

Anita Spall

Map - Little Bromley (Popup full image)



