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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> | <input type="text" value="Arbora Homes"/> |
| 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

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

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

To fully consider the merits of the site in relation to the village and recent approved schemes

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

Stagecoach Stud, Wix Road, Ramsey

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

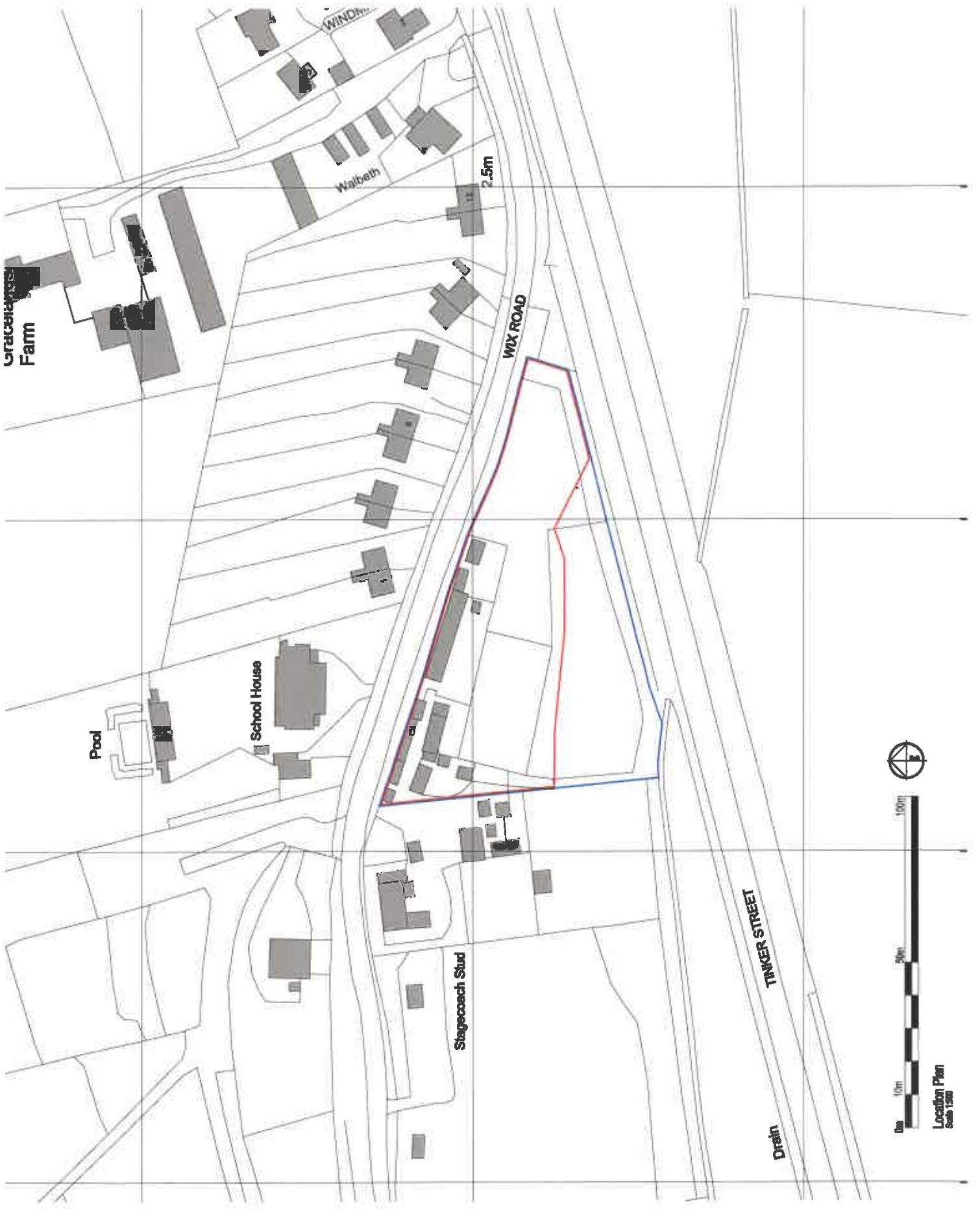
The site shown on the attached plan affecting land in Wix Road would meet the three tests of sustainability as set out in the NPPF. This land is used as a paddock in connection with an equestrian business. By allowing development of this site, an appropriate and reasonable level of development could 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. Ramsey is further identified by the Council as being a settlement where some development can take place. Permission has recently been granted for 8 dwellings on a site further from the village centre than the site suggested within this response. 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.



A-21002017 - Site Plan - (A)

Project: Wix Road, Romney

Client: Arora Homes

Drawing Title: Site Location Plan

Project Ref / Drawing No.: 01P0001A

Scale: 1:1000

Drawn: J. J. 01/03/2017

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