



For internal Use only	ID:		Rep No:	

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" value="Mr & Mr"/>
First Name	<input type="text"/>
Last Name	<input type="text" value="Barrington Fuller & Lee"/>
Organisation <i>(Where relevant)</i>	<input type="text"/>
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 Gry"/>
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 main content]

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

Batemans Road, Little Clacton

The site shown on the attached plan should be considered as suitable for residential development.

The site measures approximately 3.1 hectares and is situated to the north of Batemans Road, Little Clacton at the junction with Weeley Road. Immediately to the north is a bungalow which forms part of a ribbon of similar dwellings on this side of Weeley Road. To the south is the extensive new development of houses by Mersea Homes fronting onto Thorington Road.

Batemans Road is a hard surfaced private road serving the existing dwellings. The junction with Weeley Road is just within the 30mph speed restricted zone. There are no public footpaths within the immediate vicinity of the site.

Little Clacton is a large village which has developed around the roads of The Street, Holland Road and Harwich Road and the built development is spread out along these routes forming a linear settlement. The centre of the village is situated around the junction of The Street and Holland Road to the south west of Harwich Road. The site lies at the north western edge of the settlement. The village is classed as a key settlement. As such the settlement is considered to be capable of accommodating a modest amount of sustainable housing growth. This approach is evident within recent decisions such as on the land off Springfields and Thorington Road and recent appeal decisions affecting land along The Street.

The village has a range of services within the settlement including shops, post office and a public house which are situated in the centre of the village. Thorpe-Le-Soken, to the north east of the site, is also within close proximity and this settlement provides additional amenities and services. There is a local convenience store in Harwich Road close to Plough Corner. The village is also served by a regular bus routes. Within the vicinity of the site is a bus stop located on Weeley Road which provides routes to Clacton-on-Sea, Harwich as well as Thorpe-le-Soken. The local train station in Thorpe-le-Soken also provide sustainable transport routes to larger towns and cities such as Colchester and London Liverpool Street (via Colchester) and smaller towns such as Frinton-on-Sea. It is therefore considered to be a sustainable location for development.

The site is located immediately adjacent to the defined development boundary of Little Clacton, as previously identified in the Policies Map Inset 3 of the Tendring District Local Plan: Proposed Submission Draft (2012). The site therefore forms a logical small development site

on the edge of an urban settlement which will contribute towards the housing supply in the area and therefore permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits. The principle of development is therefore considered to be acceptable.

It is suggested that the site could accommodate up to 50 dwellings. Batemans Road would be upgraded to an adoptable form with an improved bellmouth junction on to Weeley Road. This junction would result in considerable improvement to the access for properties in Thorington and Honing Roads.

The dwellings proposed will reflect the scale and detached nature of other properties in the locality. Each property will have a private amenity space of 100+ square metres which will meet the Council's adopted policy requirements. There is also scope for substantial landscaping surrounding the site including the northern and western boundaries to reduce the impact of the development and make a positive contribution to bio-diversity from a net loss to achieving net gains for nature. This accords with the principles contained within the NPPF.

The proposal needs to be considered against the three dimensions within the definition of 'sustainable development,' providing for an economic, social and environmental role. The scheme is considered to be in a sustainable location with facilities and services such as shops, public house, take-aways, sports and community facilities are within walking distance and a comfortable distance where they can be cycled to. 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.

In the context of the existing frontage housing along Weeley Road, and representing a continuation of the Thorington Road development, the allocation of this site will not extend development beyond the public perception of the village limits in the locality. The form of development will replicate the existing development pattern of this area of the village. As such it will not be detrimental to the character and appearance of the surrounding countryside.

On the basis of the above, it is considered that the site is within a location where future occupiers would have access to local community and social facilities as well as access to employment opportunities through public transport links. The site is therefore considered to be a sustainable location for growth as it performs extremely well against the three tests for sustainability as set out in paragraph 7 of the NPPF. 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.

