

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"/>
First Name	<input type="text"/>
Last Name	<input type="text"/>
Organisation (Where relevant)	Hopkins Homes Limited, Jackie Dorrington Ward, Karen Rose and Peter Rose
Address Line 1	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	Mr
First Name	Geoff
Last Name	Armstrong
Organisation	Armstrong Rigg Planning
Address Line 1	The Exchange
Address Line 2	Colworth Science Park
Address Line 3	Sharnbrook, Bedford
Post Code	MK44 1LQ
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

Policy SPL2 – Settlement Development Boundaries
Map for Manningtree, Lawford and Mistley

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:

Please see cover letter

Continue onto next page

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

Please see cover letter

Please specify the changes needed to be made to make the Plan sound / legally compliant

Please see cover letter

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

Ref: GA/DJ/04417/L0001

Sent by email to planning.policy@tendringdc.gov.uk

27 July 2017

Simon Meecham
Planning Policy
Tendring District Council
Thorpe Road
Weeley
Essex
CO16 9AJ

Dear Mr Meecham

**Representations to Tendring District Council Publication Draft Local Plan Consultation
Land South of Harwich Road, Mistley**

We wish to make representations to the current Tendring District Council Publication Draft Local Plan Consultation to promote land south of Harwich Road, Mistley ('the site') for allocation for residential development. These representations are made on behalf of our client Hopkins Homes Limited and the owners of the site, Jackie Dorrington Ward, Karen Rose and Peter Rose.

We object to **Policy SPL2 – Settlement Development Boundaries** and the **Map for Manningtree, Lawford and Mistley** which exclude the site from Mistley's settlement development boundary. As is demonstrated in this letter the site presents a uniquely sustainable option for helping to meet the district's housing need and the plan should therefore be revised to include it as an allocation for residential development.

In addition to these representations, we have made additional representations on behalf of Hopkins Homes (Our Ref: GA/DJ/01017/L0001) which contain detailed objections to the emerging Local Plan's identified housing need (**Policies SP3 and LP1**), the level of housing supply that is predicted to be delivered at the Tendring Colchester Borders Garden Community (**Policies SP7, SP8 and LP1**) and the plans **Vision for Tendring District**. It is not necessary to repeat the representations in this letter, but it is worth highlighting their key conclusions:

- Tendring's Objectively Assessment Housing Need (OAHN) has been incorrectly calculated as 11,000 new homes (550 per annum), but based on the 2014 Sub-National Population Projections it should be 15,520 (776 per annum), leaving an additional 4,520 new homes still to plan for in the emerging Local Plan;
- The predicted delivery from the Tendring Colchester Borders Garden Community of 2,500 new homes (1,250 in Tendring and 1,250 in Colchester) during the plan period is far too optimistic. Based on industry averages the Council can only realistically expect 1,000 homes (500 in Tendring and 500 in Colchester)

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to be delivered on this site during the plan period leaving a further shortfall of 750 additional new homes to plan for in the emerging Local Plan; and

- The plans Vision for Tendring District fails to place enough emphasis on the role of the towns not identified as 'seaside towns' in meeting the districts housing need. These towns, such as Brightlingsea and Manningtree, Lawford and Mistley need a similarly positive vision to that prepared for the so called "seaside towns" that recognises the opportunities and threats they face and most importantly makes the most of the clear opportunity to use well planned residential development to deliver much needed regeneration and investment in the towns.

In the context of the above, it is clear that there is a critical need for the emerging Local Plan to consider additional housing allocations in order to plan for the currently unmet need. In this context land south of Harwich Road represents a uniquely sustainable location for development.

The site (see Location Plan at Appendix 1) comprises approximately 6ha of land located to the south of a site with outline planning permission (Ref: 15/01520/OUT) for 135 dwellings off Harwich Road and which is currently subject to a reserved matters application by Hopkins Homes for 135 dwellings (Ref: 17/00943/DETAIL). It comprises arable agricultural land across the southern part of two fields that are the subject of the existing outline consent above. It is located at the eastern end of Mistley to the south of Harwich Road and the existing post-war housing development at Rigby Avenue and to the west of Heath Road.

There is a public right of way crossing part of the site along the current field boundary that provides a link between Rigby Avenue and the Essex Way which follows the field's southern boundary. Other than this footpath, there are no environmental or planning designations on the site and the site is in Flood Zone 1 (i.e. low risk). In the Council's committee report for the outline consent to the north of the site, they confirm that:

"Because Mistley forms part of the wider Manningtree, Lawford and Mistley urban settlement as defined in the Local Plan, residential development in this location has the potential to be sustainable with reasonable access to a range of local job opportunities, shops, services, facilities and public transport compared with more remote rural villages."

Officers also confirmed that with a suitable landscaping scheme, visual impacts from developing agricultural land can be mitigated and that the proposals would not result in significant recreational disturbance to habitats at the internationally important Stour Estuary and locally important Furze Hill Wood due to the proposed recreational areas and connections with the countryside that the development would provide. The site itself, which is part of the same fields as the currently promoted site, was also confirmed to be of limited value in ecological terms.

Land south of Harwich Road is clearly a sustainable option that would help meet Tendring District Council's need to find additional housing sites for inclusion in the emerging Local Plan. It is a 'quick-win' in respect of the fact that it is being promoted by Hopkins Homes who already have outline planning permission on their site to the north and we are pleased to confirm that it is considered deliverable for 120 dwelling between 2021 and 2025.

We trust that these comments will be given the due consideration and look forward to participating further as the Local Plan preparation progresses. Should you have any further queries or questions then please do not hesitate to contact either myself or my colleague David Jones.

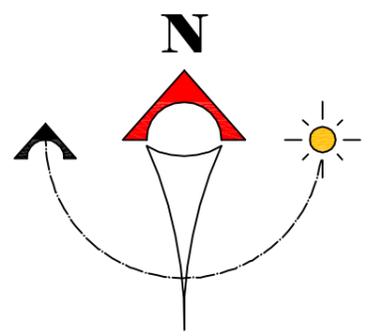
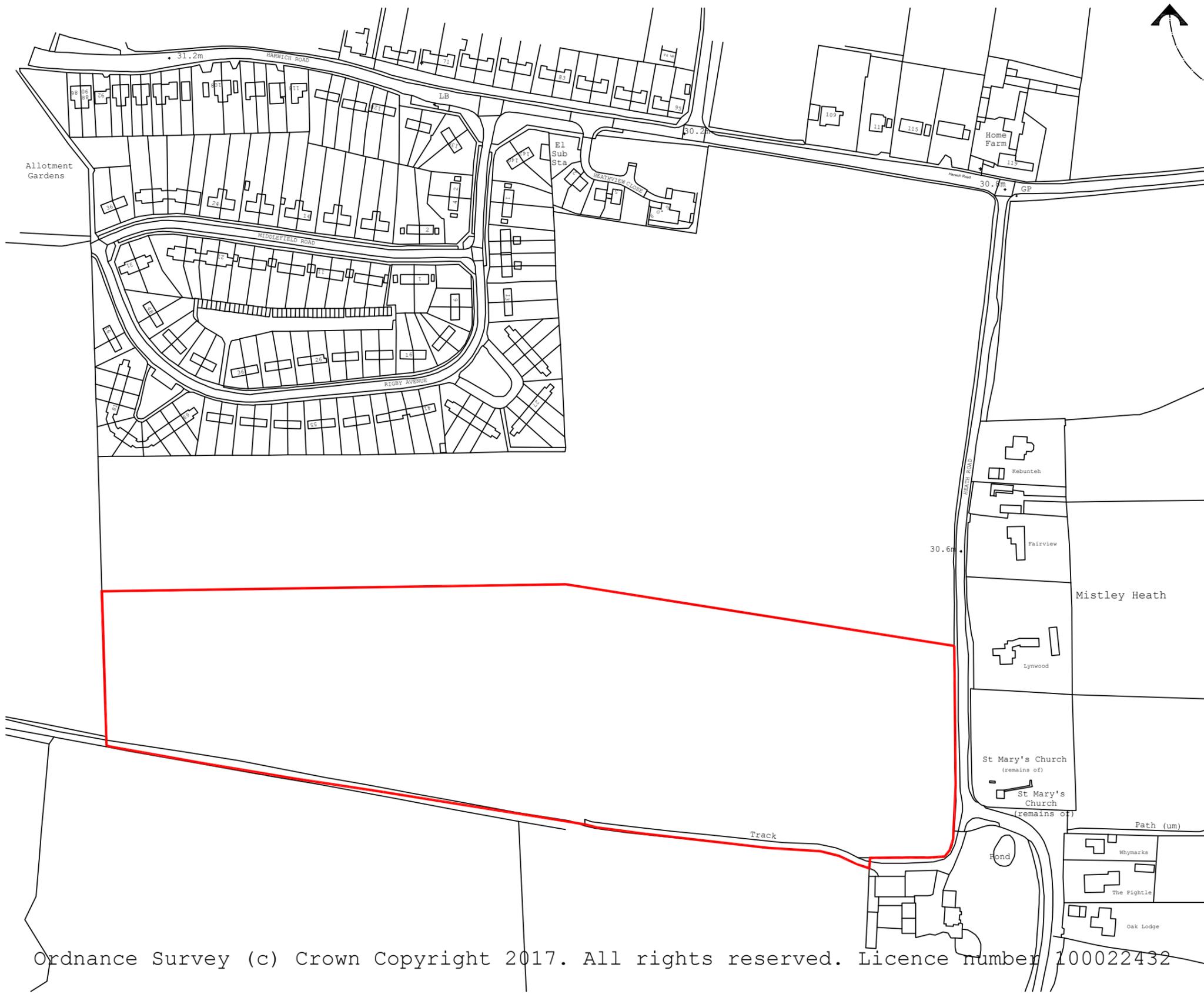
Yours sincerely



Geoff Armstrong [REDACTED]
Director, Armstrong Rigg Planning

[REDACTED]

APPENDIX 1 – SITE LOCATION PLAN – LAND SOUTH OF HARWICH ROAD, MISTLEY



Notes:
 Do not scale from this drawing to ascertain dimensions.
 Copyright for all designs and drawings shall remain with Hopkins Homes in accordance with the Copyright ct.

Rev.	Date	Details

Project: Harwich Road, Mistle	Project No: MIS1
Drawing: Option Plan	Dwg No: 002
Plot Numbers: -	Scale: 1:2500 @ A3
	Drawn By: Date: LS 02/2017
	Checked By: Date: -

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