



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	Mr
First Name	
Last Name	Curtis
Organisation (Where relevant)	
Address Line 1	c/o agent
Address Line 2	
Address Line 3	
Post Code	
E-mail Address	
Telephone Number	

2. Agent's Details (if applicable)

Title	Mr
First Name	Peter
Last Name	Le Gry
Organisation	Stanfords
Address Line 1	Livestock Market
Address Line 2	Wyncolls Road
Address Line 3	Colchester
Post Code	CO4 9HU
E-mail Address	
Telephone Number	

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 consider relationship of scheme to settlement and neighbouring development recently approved

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

Land off Mill Street, Thorpe le Soken

The site is currently occupied by the substantial remains of a dwelling and outbuildings. It is located immediately adjacent to the village settlement boundary and alongside the recent cottage development off the High Street.

Thorpe le Soken is a large village which is classed as a key rural 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 Landermere Road and very recent appeal decision for St. Michaels Road.

The village has a range of full services within the settlement including shops, post office and two public houses which are situated in the centre of the village. The village is also served by a regular bus routes. Within the immediate vicinity of the site is a bus stop which provides routes to Clacton-on-Sea, Harwich as well as Colchester. 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 therefore forms a logical small brownfield development site on the edge of a 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. The allocation of this site will not extend development beyond the public perception of the village limits in the locality. As such it will not be detrimental to the character and appearance of the surrounding countryside.

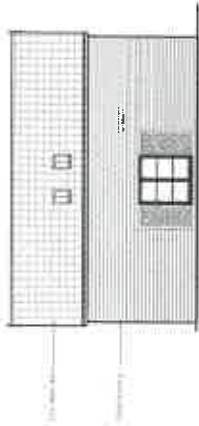
The proposal needs to be considered against the three dimensions within the definition of 'sustainable development,' providing for an economic, social and environmental role. The scheme is considered to be in a sustainable location with facilities and services such as shops, public house, take-aways,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

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

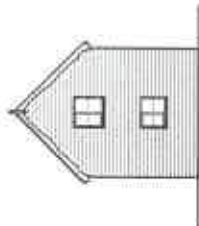
employment opportunities through public transport links. The site is therefore considered to be a sustainable location for growth as it performs extremely well against the three tests for sustainability as set out in paragraph 7 of the NPPF. As a result the scheme would meet the comments set out within 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.

DO NOT SCALE

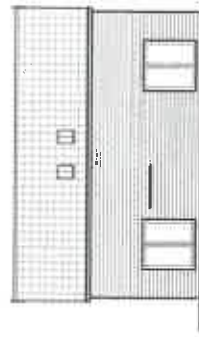
IF IN DOUBT ASK



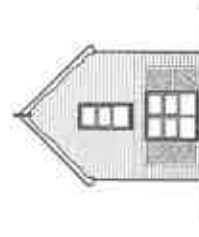
East elevation



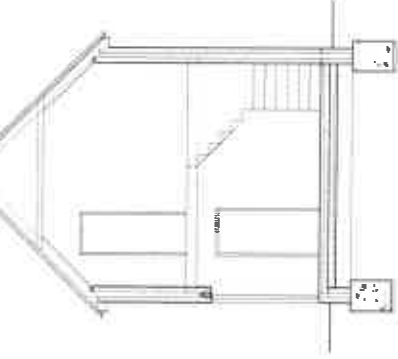
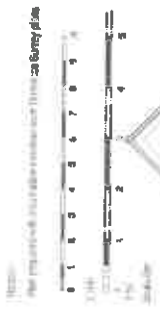
North elevation



West elevation



South elevation

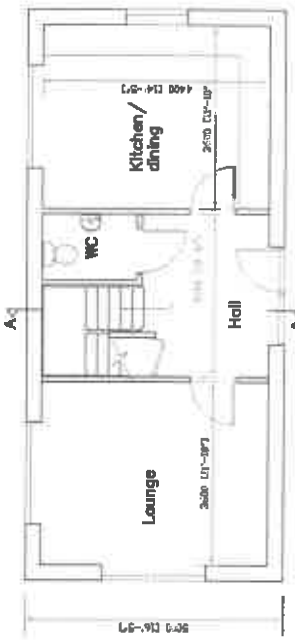


SECTION A-A 1:50

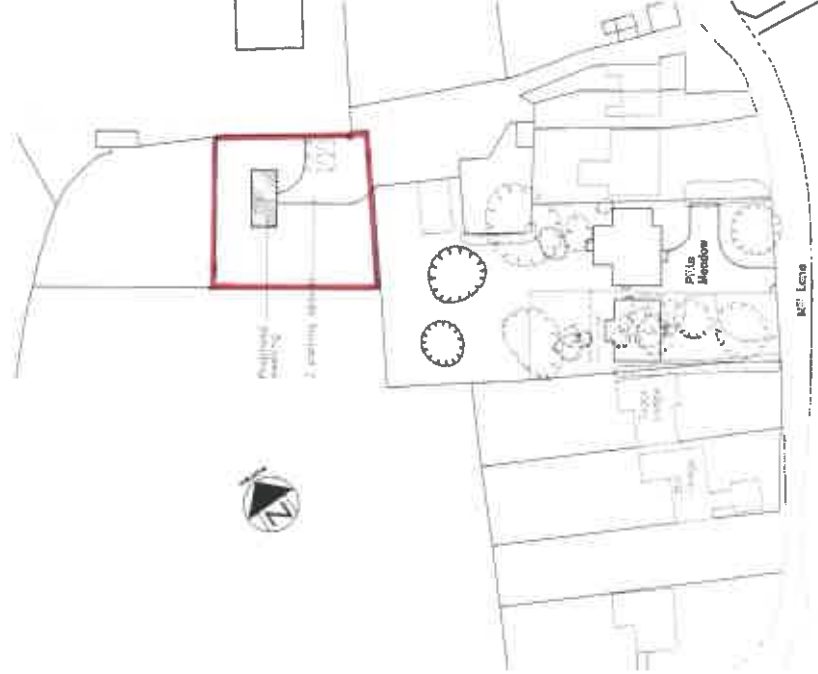
ELEVATIONS AS PROPOSED 1:100



FIRST FLOOR PLAN AS PROPOSED 1:100



GROUND FLOOR PLAN AS PROPOSED 1:100



BLOCK PLAN 1:500

Revision	Number	Date
Client title	Planning drawing	
Description	Proposed dwelling	
Address	Land West of Mill Lane Thorpe Le Soken Essex	
Client	Mr Curtis	
Drawn by	ZM	Scale no.
Check by	11/2018	Scale as indicated @ 1:100
Drawing No	CML-01	Revision
		A

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