



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 <i>(Where relevant)</i>	<input type="text" value="Kays"/>
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

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

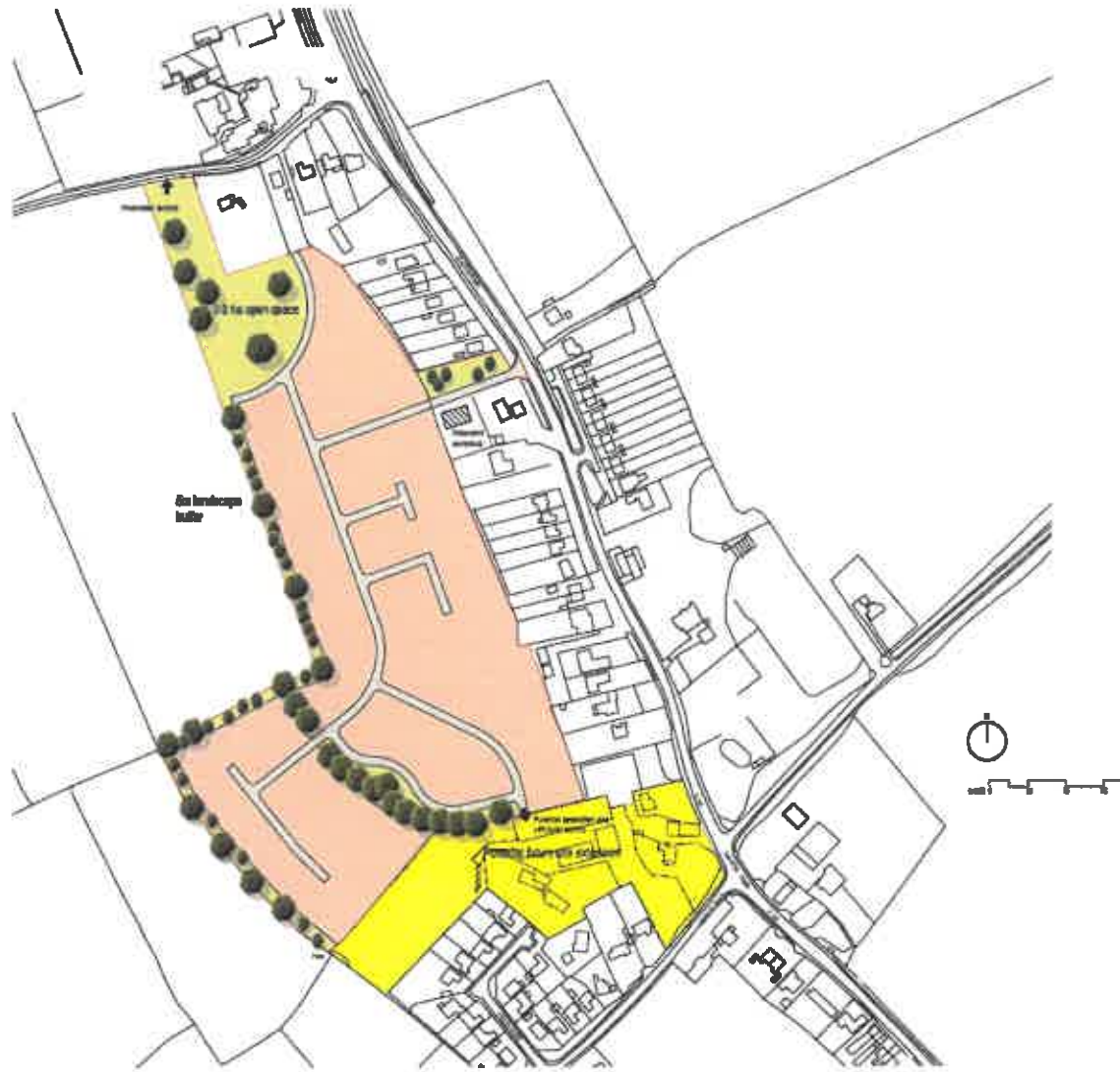
Land west of Clacton Road, Weeley Heath

The site comprises approximately 6.30ha of land located west of Clacton Road, south of Gutteridge Hall Lane, and north of Bentley Road in Weeley. The site includes lands adjacent to Hillside Garage to provide access and to the rear of Hillside Garage for the vehicle workshop to be relocated.

The proposed development is the relocation of motor vehicle workshop and for the erection of up to 120 residential units with all matters reserved. The auto workshop is currently situated on land adjacent and will be relocated to the rear of the Hillside Motors building in order to provide access to the site for residential development.

The indicative site layout plan submitted shows the following zoned areas:

- a) housing areas with an indicative street layout for residential development of up to 120 units with access on to Clacton Road;
- b) a 5m wide ecological buffer along the western boundary linking with a similar landscaped buffer and retained field boundary to the south;
- c) an area of open space totaling approximately 0.8ha made up of land located in the north of the site through which pedestrian access can be provided to Gutteridge Hall Lane and a landscaped buffer at the location of the proposed site entrance to provide a buffer for the residence known as 'Helebrand' located adjacent north of the proposed site entrance.
- d) an area for potential future site extension is indicated on the zoned indicative site layout plan in yellow with potential pedestrian and vehicular access.



A single point of access is proposed along Clacton Road, where maximum visibility splays of 120m in both directions are achievable in order to ensure public safety. A Transport Assessment has concluded that the multi-modal increase associated with the scheme will not produce a material impact on the local road network, and pedestrians and public transport users can also be adequately accommodated.

Weeley/Weeley Heath is identified as a Key Rural Service Centre, characterised as containing a relatively good range of local services and facilities and with the potential for limited growth in homes and jobs that, if at an appropriate scale that reflected local needs, infrastructure limitations and local character, could meet the definition of sustainable development.

The proposed development of up to 120 dwellings is considered to meet the criteria of economic sustainability. The provision of additional dwellings will provide short term

economic benefits through the creation of jobs during the associated construction phase. In addition, future residents of the development are expected to enhance the local economy through the use of local shops and services in Weeley which are within easy walking or cycling distance or by bus from the application site. These include the local church, public houses, bakery, convenience store/post office, and garden centres with cafes. Local businesses are a source of potential employment as well.

It is considered that the proposed development will deliver a significant quantity of public open space to the benefit of future residents and the local community. This provision is considered to contribute significantly to the achievement of social sustainability.

The Council has in recent months accepted that this part of Weeley Heath is a sustainable location through the grant of outline planning permission at Willow Farm for 46 dwellings and for land directly opposite Hillside Garage for 8 dwellings. Other sites located further away from the school and railway station are being recommended for approval, confirming that the site is highly desirable as a sustainable location for housing development.

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.