

From: mandsvcooper <[REDACTED]>
Sent: 27 August 2021 13:25
To: Gary Guiver <[REDACTED]>
Cc: Graham Nourse <[REDACTED]>; Cllr D. Land <[REDACTED]>; Thorpe le Soken Parish Council <thorpeparishcouncil@hotmail.co.uk>
Subject: Tendring District Local Plan - Thorpe-le-Soken - URGENT

Good Morning Gary,

I refer to your Email to Dan dated 10th August 2021 (Subject: Land East of Henderson Road), in response to my questions raise on the Henderson Road Development and a possible Scott Properties consultation with the Parish Council on proposed further development on that site.

Thank you for your assistance in my endeavouring to understand the situation and the possible impact to the complete village, but not only on this particular matter but the Local Plan in general and its up to date status as a whole.

I have to say that I did not realise that after adoption of section 1 of the LP that there could be possible implications to boundary changes of the local maps, so I am grateful to you for highlighting and providing the 'Link' to access the Section 2 Modifications to the TDLP.

I have now reviewed as much of this as I can and make the following comments with regard to the village of Thorpe-le-Soken:

1/. I raised the matter of including the sites granted in appeal south of Frinton Road in the LP and it has been clarified that they are now included. On review of the modified map of Thorpe-le-Soken I am pleased to note that it clarifies that the two sites are for 49 and 10 dwellings respectively. However, as the two sites were originally refused, should there not also be a reference to the appeal documents as well (17/00041/Refuse and 18/00109/Refuse) to clearly clarify the limitation of the accepted development?

2/. I note that the Elm Farm Holiday Park is now shown as 'safeguarded' on the modified map and I recall that this is also in accordance with previous discussions within the Parish Council on protecting an established village asset.

3/. With regard to the Local Plan and the Main Modification document MM 3.3 and in particular Para 3.2.1.3.1, whereby such considerations are given to future needs and strategic planning, taking into account limitations on the existing infrastructure, there are a number of topics that can be considered under that paragraph that fulfil village and wider community needs, not least the aspects of traffic flow, vehicle parking, open spaces and education needs. Can you give me some guidance how we as a Parish can utilize this provision, if at all, to formulate a long term plan on any further development that may arise within the village.

4/. Thorpe Station and Thorpe Maltings - I note, and am pleased to see, that this area is still marked as a settlement with development boundaries, as there are listed buildings within this location. Namely the Maltings and the Pub/Hotel which have great historical significance to the village. However, in addition, in this locality is the Thorpe Hall RPG and at the recent Appeal APP/P1560/W18/3194826 the inspector gave great weight to the views and vistas being an integral part of the Thorpe Hall Park i.e the field to the east of Station Road (from the RPG boundary to the railway line), can this be noted and added to the map for future reference? Attached is a document prepared to assist.

I apologise that I have had to mark this as urgent, but as the deadline for comment is imminent I am asking if you can action these comments on our behalf, or if I need to do them independently?

With Kind Regards, Martyn Cooper,
Resident of Thorpe and Parish Councillor.

THORPE HALL

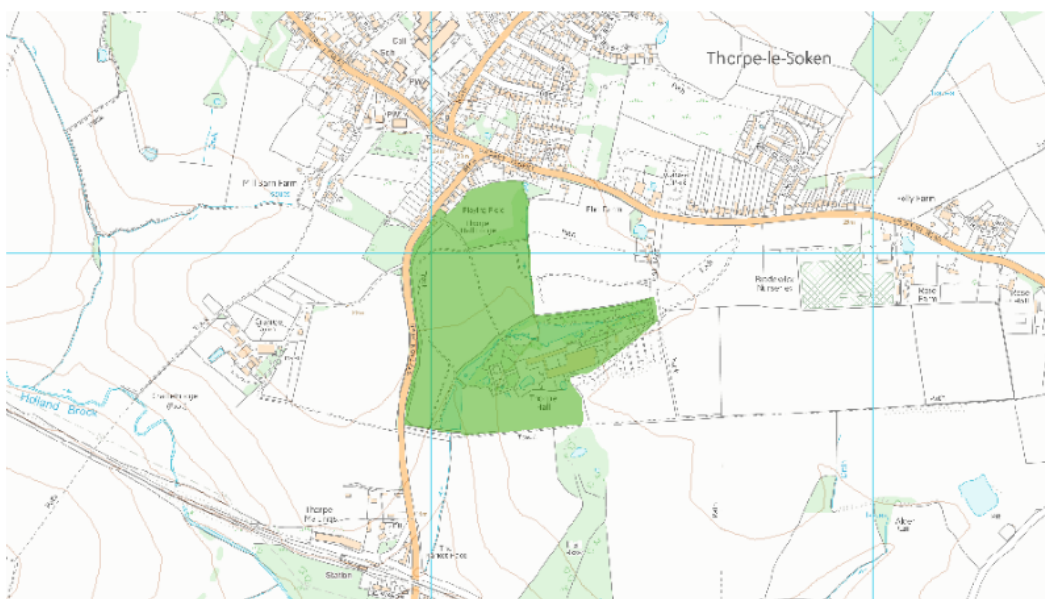
Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000521

Date first listed: 01-Jul-1987

Map



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PARK A small area of parkland is attached to the grounds at Thorpe Hall, presently (2000) all under arable. An open field to the south of the gardens gives views from the boundary across the landscape, where a railway line is sunk into a cutting.

Appeal Decision

Inquiry opened on 13 November 2018

Site visit made on 16 and 17 April 2019

by Diane Lewis BA(Hons) MCD MA LLM MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11th June 2019

Appeal Ref: APP/P1560/W/18/3194826

Lifeshouse Spa and Hotel, Frinton Road, Thorpe-le-Soken CO16 0JD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Thorpe Hall Leisure Limited against the decision of Tendring District Council.
 - The application Ref 17/01739/OUT, dated 9 October 2017, was refused by notice dated 24 January 2018.
 - The development proposed is Lifeshouse regeneration project comprising the erection of up to 200 dwellings, an 8 acre park, landscaping, access roads and associated infrastructure and ancillary works.
 - The inquiry was held on 13 to 16 November, 20 and 21 November 2018, 16 and 17 April 2019.
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82. The attributes of the housing site, which help to understand its contribution to significance are openness, land use and views. The interaction between the physical and human influences (described in detail by the Council) that have resulted in a distinct, recognisable pattern of landscape elements have a greater relevance to the understanding and appreciation of the landscape character near Thorpe-le-Soken.

83. Considering the attribute 'views' in more detail, the RPG listing description, notes that 'an open field to the south of the gardens gives views from the boundary across the landscape, where a railway line is sunk into a cutting'. In all probability the open field is the housing site. The reference is in relation to the park, rather than the shrub and water gardens which are the centrepiece of the RPG. Nevertheless, the park is within and integral to the RPG designation.

84. The site visit demonstrated that views and vistas within the formal gardens are well contained and generally do not extend beyond the parkland. An exception is on the western side of the gardens (viewpoint 3), where the housing site, and Hall Row woodland, provide a soft, rural backdrop in views out of the formal gardens and associated parkland. The historic map documents indicate a lack of planting along the southern boundary of the RPG in contrast to the tree planting enclosing the western boundary round to the north. The indication is that the open view to the south was deliberately maintained to enhance the garden and parkland and how their qualities may be appreciated. To this extent

the open land now comprising the housing site makes a positive contribution to the significance of the RPG.

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86. As stated in the Conservation Area Review the special quality of the conservation area is derived 'ultimately from its importance in medieval times, indicated by the wealth of the historic buildings lining a sinuous main street'. Neighbouring parts of the village that relate to the medieval core in plan form and in the intrinsic interest of the buildings have a supporting role. A wealth of mature trees which frame buildings and spaces contribute to its character and appearance.
87. The former Thorpe Hall is one of the seven identified character areas. The Conservation Area Review notes that while Thorpe Hall has been lost the attractive gardens remain and are entirely screened from outside view. The RPG is regarded as providing a setting for this part of the village, in a low key and unostentatious manner. In tracing the development of the village, the Review refers to the extensive private grounds of Thorpe Hall that were prominent on early maps of 1772 and 1805. The Council's evidence for this appeal identifies Thorpe Hall as the manorial centre in the medieval period from where Thorpe-le-Soken's agricultural, economic and political systems would have been administered.
88. The evidence demonstrates that the manorial estate associated with Thorpe Hall is important to the understanding of the development of Thorpe-le-Soken, going back to medieval times. The proposed housing site was within the historic land holding, possibly as part of an historic original deer park and later as farmland. This historical association is an important contribution to the significance of the conservation area. Within this context the openness and topography are the most relevant physical attributes of the housing site. Its landscape character, views and land use are attributes relevant to the experience of the asset.