

From: Rebecca Booth [REDACTED]
Sent: 31 August 2021 14:26
To: Eleanor Storey [REDACTED]
Subject: Re: TDC Local Plan Examination - Main Modifications

Dear Eleanor,

Further to our emails below please find attached our representations to the proposed Main Modifications, which are being submitted on behalf of EPC-UK.

I would be grateful to receive confirmation of receipt.

Best regards

Rebecca

Rebecca Booth
Leith Planning Group

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Our Ref: LPL321

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Planning Policy Team
Tendring District Council
Town Hall
Station Road
Clacton on Sea
CO15 1SE

Date: 31st August 2021

Dear Sirs,

Instructions and Context

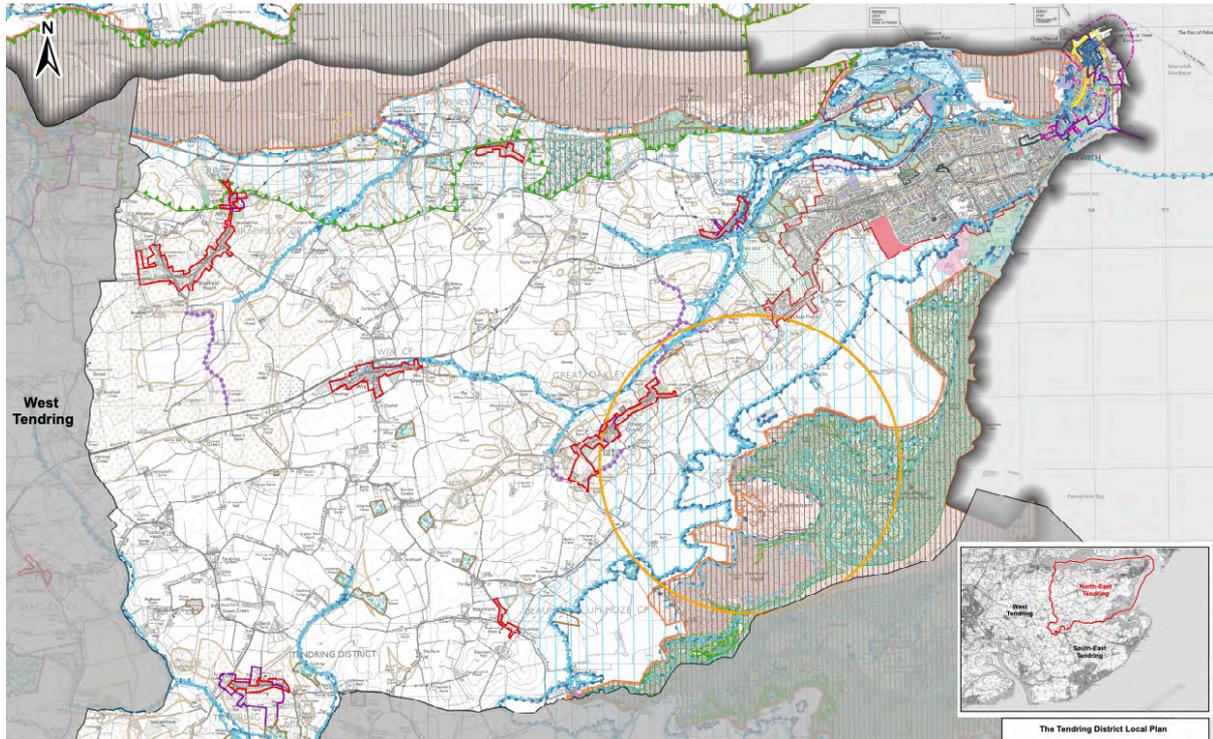
The Leith Planning Group have been instructed by EPC-UK to review and make representations on the Tendring District Council - Section 2 Main Modifications consultation. It is noted that the consultation period will run until the 31st August 2021.

As you are aware EPC-UK are a leading commercial explosive, drilling and blasting company with sites from the Shetland Islands through to Cornwall. Representations are being made on the consultation document, as EPC-UK operate the site known as Great Oakley Works for the storage and manufacture of hazardous material for which a proposed site allocation has been included within the draft Local Plan.

We are asked to review and comment on any proposed Plan Modifications which relate directly to our client's site and proposed allocation, as well as any indirect policy proposals which could impact on the long term operation and viability of their site.

Comments

We are grateful that there have been no further proposed amendments in relation to draft Policy PPL15 – Safeguarding of Hazardous Substance Site, South East of Great Oakley/South West of Harwich. We are also pleased to see that the consultation zone associated with our client's operation has now been included onto the Proposals Map to ensure that third parties are aware of the area to which draft policy PPL15 relates, as replicated below:



Whilst we have no objection to the Plan Modifications being proposed, it is noted that some of the draft policies, for example draft policy PP11 could benefit from the addition of reference to the need to be in compliance with other policies within the Plan. This will ensure that developments proposed within the consultation zone associated with our client's site will need to be aware of and comply with the content and requirements of policy PPL15 in order to be deemed to be acceptable. Without such clarity within all relevant draft policies, for example housing, development in the countryside etc there is a risk that applicants may not be aware that Policy PPL15 is relevant to their scheme.

As you are aware our priority is simply to secure the long term viability of our clients business, and the safety of the local community and staff on site. It is therefore imperative that there are no policies within the Plan which can be relied upon to justify development within the consultation zone associated with our client's site.

I would be grateful to receive confirmation of receipt of these representations and have included my contact details at the head of this letter, should you wish to arrange a conference call to discuss our representations in more detail.

Yours sincerely,

Rebecca Booth
BSc (Hons) MSc (Dist) MCIM
Non-Executive Director