

APPENDIX B: LOCAL MAPS B.15 to B.18

This section also deals with third-party site-specific development proposals

Local Map B.15 Harwich and Dovercourt

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/written rep	Supporting docs	Summary of representation [Summaries prepared by Council Officers but the full original representations will be available to the Inspector and for public view]	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
None received.															
Representations from Businesses, Landowners and Developers															
1105875	LPPuD74-76	Williams Group (Peter Keenan, Q+A Planning Ltd)	Y	Y	N	N	N	N	N	H	N	The Harwich Valley site is annotated as an area as 'mixed use with consent'. There is no indication of what this means in policy terms in the remainder of the plan. Whilst we support the site's mixed-use recognition, we see no requirement to qualify that this has consent. The plans policies can outlive any given planning permission, and it is important that the plan is clear on future policies for the site should the existing permission not be capable of implementation.	Amend the plan so that the Harwich Valley site has a mixed use allocation.	The site has gained planning consent for a mixed use development and a specific policy is no longer considered necessary. Consent was granted on the understanding that the mix of uses would be viable and deliver significant economic and social gains for the area. The Council is keen for the extant consent to be implemented for that reason – particularly the employment element. Future alternative proposals would have to be considered on their individual merits. The Council is happy to revisit the 'mixed-use with consent notation' and suggests that, as an absolute minimum, the employment element of the site is specifically defined on the Policies/Local Maps and safeguarded through Policy PP7. A reserved matters application 19/00851/DETAIL for the employment, leisure and residential elements of the scheme was under consideration at the time of writing.	Details only available to the local authority and the Inspector's Programme Officer.
1106155	LPPuD361	Orion Land and Leisure (Ashley Collis - JLL)	Y	Y	N	Y	N	Y	Y	H		Orion is pleased that the Stanton Euro Park site has been identified as a strategic allocation with employment, retail and leisure identified as acceptable uses. This is broadly reflective of the Masterplan which is being developed and would be an appropriate land use allocation for the site. Indeed, it is our contention that the site is the most sustainable location for any retail and leisure expansion in Harwich given the fact that the location already forms part of the resident's shopping patterns and has tangible links to the town centre. This assertion is also supported by the Employment Land Review (2016).	No specific changes to Local Map B.15 suggested.	Support is noted. See comments in relation to Policy SAE7.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD448	Mr N Neal (Stanfords – Peter le Grys)			N		X	X	X	H	N	Land at Church Hill, Ramsey was allocated for development in an earlier version of the Local Plan but has now been excluded from the plan and included within the Strategic Green Gap following an appeal decision to dismiss permission for 71 dwellings on the land. The Inspector raised no concern about the sustainability of the location or the impact on the Green Gap. The primary issue was the effect on the setting of St Michaels Church. It is considered that there are opportunities for limited development of the site without causing the impact upon the setting of the church or the wider area. In this respect, the potential development of 3 dwellings can demonstrate the limited, if any, effect this scheme would have upon the character of the area or setting of the church. The distinctive setting of the church would not be compromised and open space to either side of the church would remain, ensuring the church is seen in its rural setting and as a prominent and important part of the street scene. Any loss of setting, if any, would be oblique and less than harmful.	Remove the green gap designation from land at Church Hill and make a minor extension to the development limits to include some of the land	What is proposed represents a small part of the larger site north of the Two Villages School, Mayes Lane which was dismissed at appeal due to the negative impacts on the setting of the Grade I listed church. Whilst at Preferred Options stage, the mapping showed an area of land outside the development boundary and also outside of the green gap. This was a mapping error and has been rectified to show the entire area as Green Gap. However, it is acknowledged that 3 dwellings have been granted permission through application 17/01556/OUT. No changes to the green gap notation are proposed because this development is simply an extension to the ribbon of development which is already covered by the notation. A further application 19/00439/OUT for 5 homes was refused by the Council in May 2019 and an alternative proposal, again for 5 self-build dwellings alongside a concurrent application for an additional car park for the Two Villages School was under consideration at the time of writing and might be determined by the time of the examination.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD445 &446	Geisha, Mallett & Morford (c/o Stanfords – Peter le Grys)			N	Y	N	N	N	H	N	Land at Michaelstowe Farm was allocated for development in an earlier version of the Local Plan but has now been omitted from plan without any reason. There are no apparent restrictions or limitations upon the land which would justify such a volte face. The site is within a sustainable location with a full range of services available within walking distance. The site is also in close proximity to bus stops with access to	Include land at Michaelstowe Farm in the Local Plan for housing.	The proposed site was removed from consideration after the appeal decision at Mayes Lane which raised concern over the impact on the setting of St. Michael's Church which had not been fully appreciated in relation to that site and the land at Michaelstowe Farm. detrimental impact up on the setting of the listed church. Planning permission 17/01811/OUT has	Details only available to the local authority and the Inspector's Programme Officer.

											Dovercourt town centre. It can only be surmised that the deletion of the overall site follows an appeal decision for the land opposite 5t Michael's Church and adjacent to the Two Villages school; if so the authority has failed to properly examine the merits of the site. This representation concerns land forming part of a current application and land immediately to the west which has a separate and independent means of access on to Mayes Lane. It does not include the land on the corner of Ramsey Road and Mayes Lane, which is in separate ownership.		however been granted for 14 dwellings on land at the very eastern end of the site and a further 41 dwellings have been approved through application 19/00917/OUT. It is suggested that the settlement development boundary be amended to reflect these consents but not the remainder of the objectors land which is closest to the Church. Otherwise, sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the remainder of the objector's land from the Local Plan does not represent a soundness issue.	
Representations from Community Representatives														
1022139	LPPuD390	Ramsey & Parkeston Parish Council.									It is disappointing to have received all the documentation, however the map (B.15) that is relevant to our parish council is totally illegible.	Issue new clearer copies of the maps.	The Council acknowledges that improvements can be made to the clarity of the mapping and it is suggested that these are implemented for the publication of the final adopted version of the plan.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Members of the Public														
None received.														

The main objections to the Local Plan for Harwich and Dovercourt come from landowners at the Ramsey end of the settlement who have both had their sites allocated for residential development in earlier drafts of the Local Plan only for them both to be deleted from the plan at preferred options and/or publication stage.

Mr. Neil's land adjoining the Two Villages Primary School and west of Mayes Lane had been included in an earlier iteration of the plan in 2012 and 2014 but was deleted following the refusal of planning permission for a scheme of 71 dwellings and its subsequent dismissal on appeal, with the impact on the setting of nearby St. Michael's Church being the principal concern. The site was subsequently deleted as an allocation before the preferred options draft was published, but the Strategic Green Gap designation was not re-instated until publication draft stage, addressing that error. Mr. Neil has subsequently obtained planning permission for 3 dwellings, as requested in his objection but no changes to the plan are required to reflect that particular scheme.

The land east of Mayes Lane and south of Ramsey Road had been included as an allocation in the Local Plan even up to the preferred options draft. However, following the Inspector's decision in respect of the land to the west, the Council re-evaluated whether or not the development of this land would raise similar concerns over the impact on the setting of the Church. There was not enough time for this to be considered between the Inspector's decision and the publication of the preferred options draft and a change was only therefore made at publication draft stage. The landowners have subsequently gained permission for 14 dwellings at the very eastern end of the land (17/01811/OUT) where impact on the Church was not considered to be a significant issue and a further 41 dwellings have been granted in line with application 19/00917/OUT. It is suggested that the settlement development boundary could be adjusted to reflect these two consents.

The Williams Group controls the 'Harwich Valley site' on land south of the A120 currently shown as 'mixed-use with consent' on Local Map B.15. This reflects the grant of a hybrid planning permission 14/01431/OUT in June 2016 for a comprehensive development & the creation of employment floorspace (including start up units) consisting of:

- A. Outline approval for development of site to create employment units, cafe / restaurant units, public house, drive thru restaurants, cinema, hotel, up to 297 dwellings, landscaping, open space & associated means of access, internal estate roads & car parking.
- B. Full approval for the creation of retail shop units, foodstore, petrol filling station, associated highway works & improvements including a new roundabout off the A120 & link road, earthworks, service infrastructure & other associated works & improvements.

A reserved matters application for the outline elements of the scheme is under consideration at the time of writing.

The proposal generated a lot of support from the community for the potential jobs, shops and services it could deliver to the Harwich area. The Council is keen for the development to be implemented in the form proposed through the hybrid planning consent, but understands that changes in economic conditions might have implications for the retail element of the development in particular. The policies for this site were amended substantially from the 2007 adopted Local Plan which identified the whole 27 hectare site for B1, B2 and B8 employment use only with no scope for housing, retail or leisure development. Appreciating the substantial infrastructure costs involved in accessing the site, the Council allowed a mixed-use proposal to proceed on the understanding that it would facilitate the creation of around 6.3 hectares of employment land. The Council is therefore very anxious to ensure that any changes to the site's depiction on the Policies Map does not lead to a proposal for 100% residential development or a mix of uses that excludes the employment land, particularly given the Council's strong objective to secure more employment in Harwich.

Therefore, in response to the objection from Williams Group, it is suggested that the 'mixed-use with consent' notation be removed from the Harwich Valley site but that it remain within the settlement development boundary with no specific notation, with the exception of the 6.3 hectares of land required for employment purposes. This 6.3 hectares located in the north-western part of the site would best be shown as an 'Employment Allocation' related to the suggested modifications to Policy PP7. This way, the Council safeguards at least 6.3 hectares of land for traditional employment uses whilst giving the landowner flexibility over the remaining 21 or so hectares to explore an alternative mix of uses should economic conditions require. This is a wholly reasonable approach which reflects both the concerns of the landowner and the objectives of the Council.

The comment from Harwich Town Council about the legibility of the maps is noted, although it is only them, the Harwich Society and one other respondent who has raised such a concern. The Council does however accept that the quality of the mapping could be improved and will endeavour to do so for the publication of the final adopted Policies Map, and Local Maps, in due course. The Council has developed a clearer set of maps that the Inspector may wish to consider as part of any modifications to the plan.

A number of changes to the map are also suggested to reflect the grants of planning permission on the Greenfield Farm and Low Road sites, thus removing the need of the orange 'Housing Allocations' notation; the need to identify protected and allocated employment sites to reflect the suggested changes to Policies PP6 and PP7, the need to show safeguarded holiday parks in light of changes to Policy PP11 and removal of the Primary and Secondary Shopping Frontages to reflect suggested changes to Policy PP5. Another change is to remove the 'Area to comply with Policy HP4' notation from the land at Harwich and Parkeston Football Club (which doesn't appear on the main Policies Map) and to de-allocate the area of the site occupied by the football club and show it as Safeguarded Local Green Space. The adjoining land comprising the former Isolation Hospital Site and Council-owned car park will remain as a housing allocation (as it is in the 2007 adopted Local Plan). The Council understands that the relocation and redevelopment of the Football Club is unlikely within the plan period and the plan should be amended accordingly.

Suggested modifications: Amend the Policies Map and Local Map B.15 as follows:

Changes suggested as a consequence of planning decisions

- A. Extend the settlement development boundary to incorporate the land at Michaelstowe Farm which has obtained planning permission for residential development through applications 17/01811/OUT and 19/00917/OUT.
- B. Extend the settlement development boundary at Little Oakley (including on Map B.20) to include land adjacent Seaview Avenue that obtained planning permission for 3 dwellings through application 16/01310/OUT.
- C. Remove the 'Housing Allocations' notation from the land at Greenfields Farm to reflect the grant of planning permission on part of the site and the suggested deletion of the site from Table LP2 and Policy SAH1.
- D. Remove the 'Housing Allocations' notation from the land at Low Road to reflect the grant of planning permission on the site and the suggested deletion of the site from Table LP2 and Policy SAH2.

Changes suggested in light of new information

- E. Remove the 'Housing Allocations' notation from the land at Mayflower Primary School (MSA7) to reflect the suggested deletion of the site from Table LP2.
- F. Remove the 'Area to comply with Policy HP4' notation from the Harwich and Parkeston FC site and replace it with the 'Safeguarded Local Green Space' notation on the football club itself and the 'Housing Allocation' notation on the adjoining land comprising the former Isolation Hospital site and Council-owned car park.

Changes required to identify protected 'Employment Sites' on the maps (see Policy PP6)

- G. Show the 'SATO' site (comprising the new factory only) as a protected 'Employment Site'.
- H. Show Durite Works site as a protected 'Employment Site'.
- I. Show the Europa Way Industrial Estate as a protected 'Employment Site'.
- J. Show the Mercedes Site, Bathside Bay as a protected 'Employment Site' (Policy PP6) as opposed to an 'Employment Allocation' (Policy PP7) to reflect the fact it is now occupied and operational.

Changes required to identify the correct 'Employment Allocations' on the maps (see Policy PP7) (See also modification B above in respect of Harwich Valley)

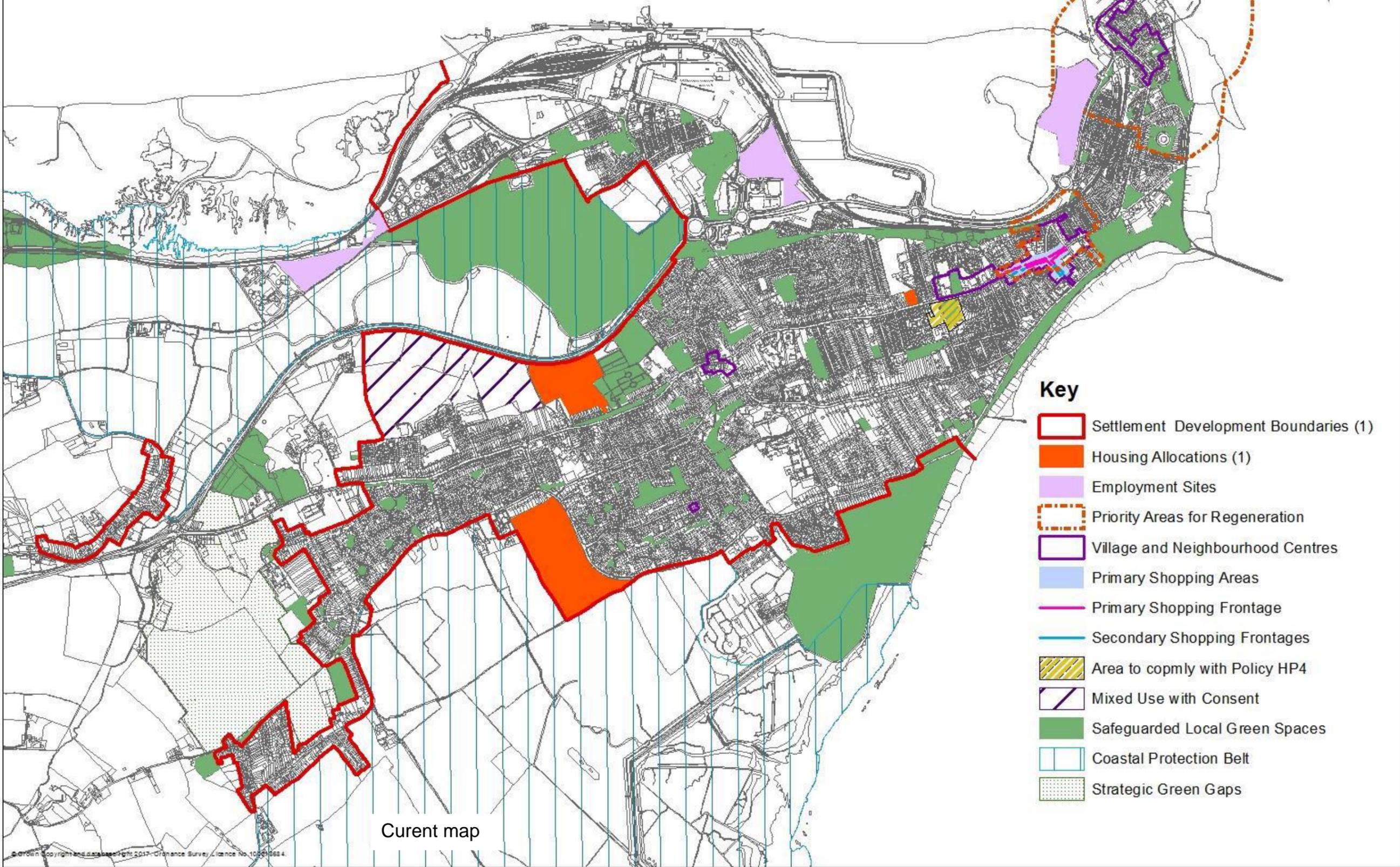
- K. Show the Stanton Europark Site as an 'Employment Allocation' (Policy PP7) as opposed to an 'Employment Site' (Policy PP6) to reflect its correct status.
- L. Remove the 'Mixed-Use with Consent' notation from the Harwich Valley site south of the A120 and show only the 6.3 hectares of land with outline consent for employment use as an 'employment allocation' in relation to Policy PP7.
- M. Shown the land west of the Carless Refinery with its own specific designation in connection with Policy SAE1 (to differentiate it from a normal Employment Allocation).

Other changes

- N. Adjust the settlement development boundary to reflect that shown on Map B.20, including the long rear gardens of properties west of Mayes Lane and the Two Villages Primary School.
- O. Show Dovercourt Holiday Park as a 'safeguarded holiday park' in line with the suggested amendments to Policy PP11.
- P. Show Greenacres Caravan Park as a 'safeguarded holiday park' in line with the suggested amendments to Policy PP11.

- Q. Show New Hall Lodge Park as a 'safeguarded holiday park' in line with the suggested amendments to Policy PP11.
- R. Remove the Primary Shopping Frontage and Secondary Shopping Frontage notations from Dovercourt Town Centre in line with suggested amendments to Policy PP5.
- S. Remove 'Primary Shopping Frontage', 'Secondary Shopping Frontages', 'Area to comply with Policy HP4' and 'Mixed Use with Consent' from the key.
- T. Amend 'Village and Neighbourhood Centres' on the key to refer to 'Town, Village and Neighbourhood Centres'.

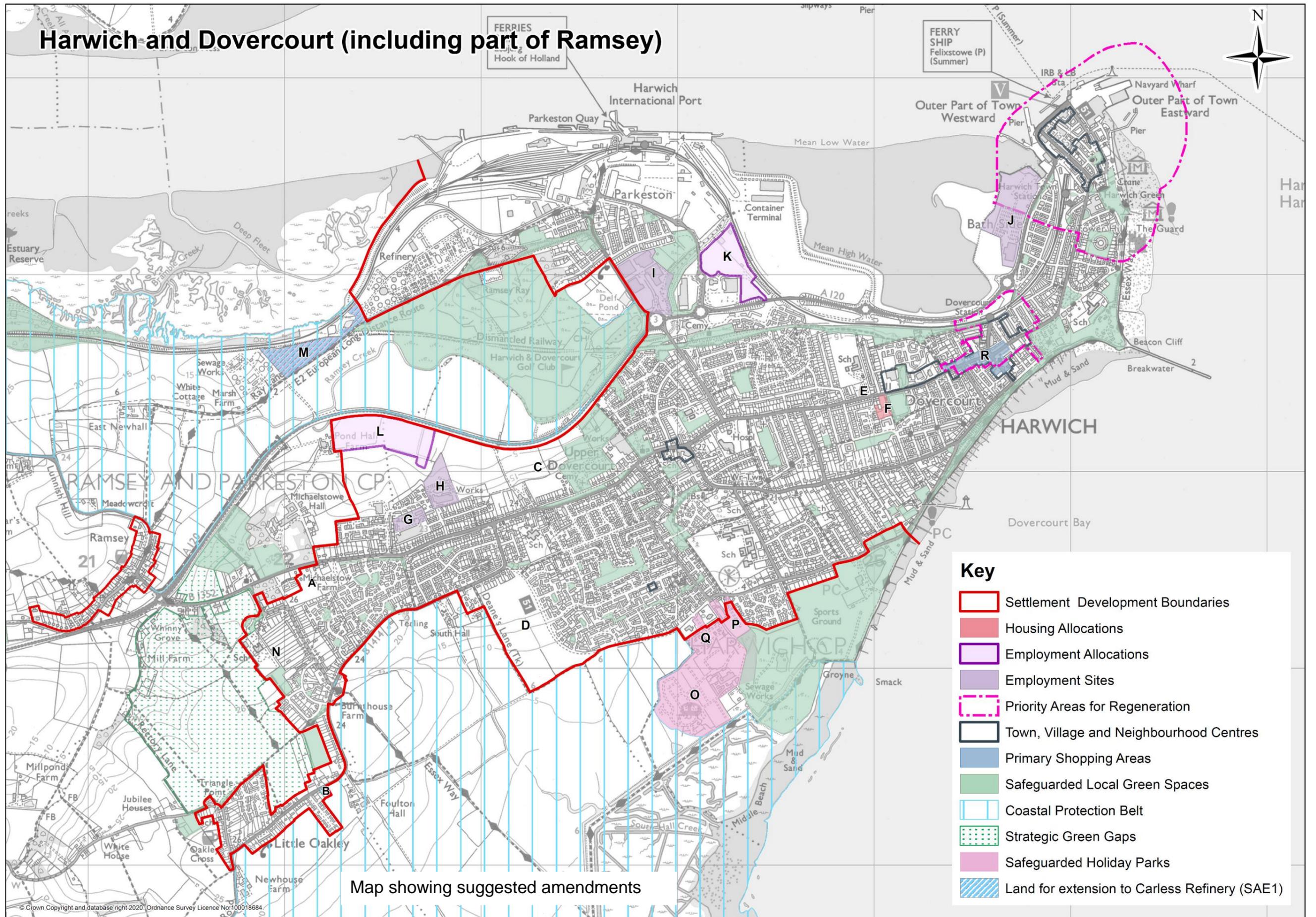
**Tendring District Local Plan
Publication Draft (2017)
Harwich and Dovercourt (including part of Ramsey)**



- Key**
- Settlement Development Boundaries (1)
 - Housing Allocations (1)
 - Employment Sites
 - Priority Areas for Regeneration
 - Village and Neighbourhood Centres
 - Primary Shopping Areas
 - Primary Shopping Frontage
 - Secondary Shopping Frontages
 - Area to comply with Policy HP4
 - Mixed Use with Consent
 - Safeguarded Local Green Spaces
 - Coastal Protection Belt
 - Strategic Green Gaps

Curent map

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Local Map B.16 Kirby-le-Soken

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/ written rep	Supporting docs	Summary of representation	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
None received.															
Representations from Businesses, Landowners and Developers															
None received.															
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
None received.															

In the absence of any objections to Map B.16, site-specific proposals or other developments, no modifications are required.

Local Map B.17 Little Bentley

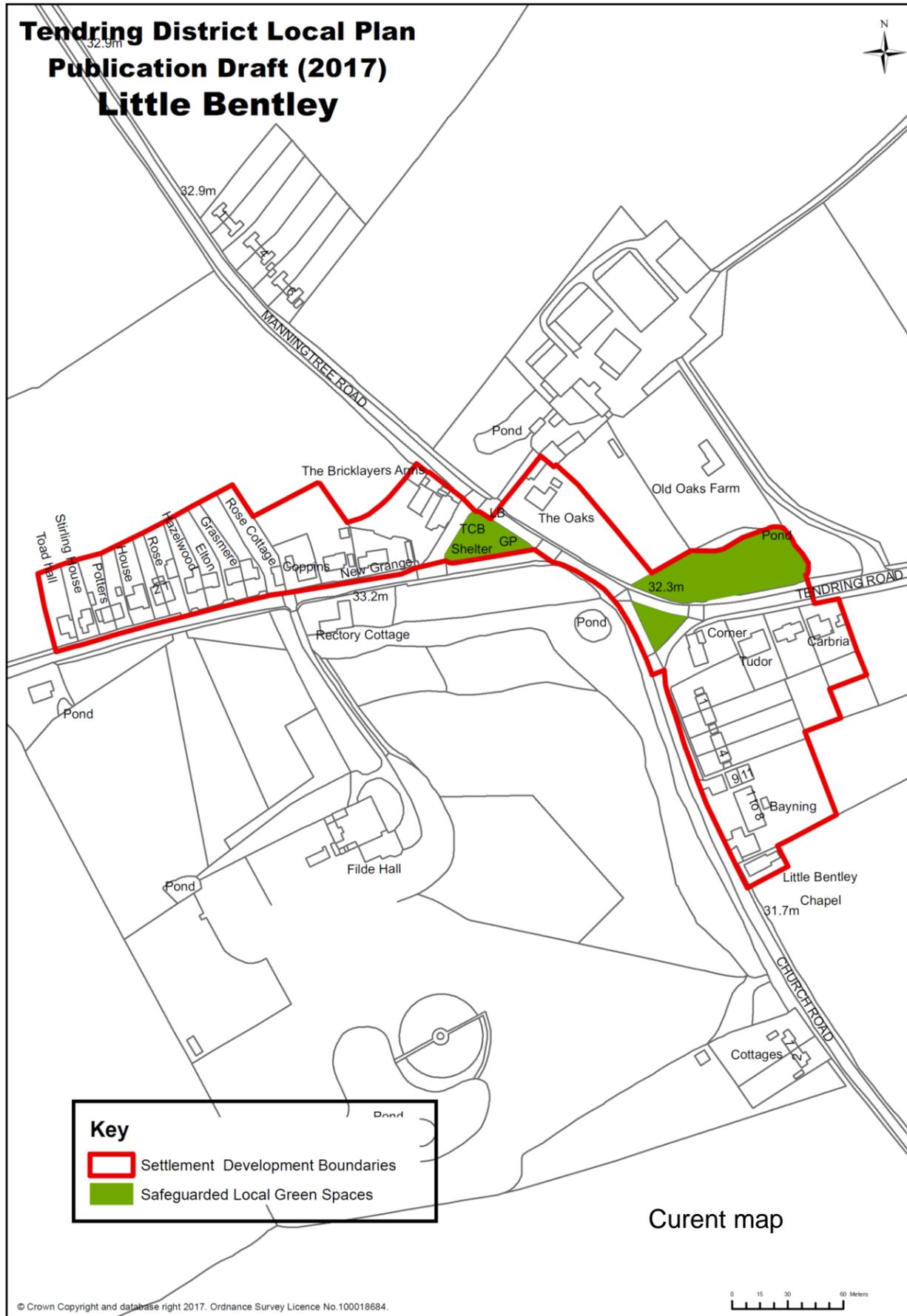
ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/ written rep	Supporting docs	Summary of representation [Summaries prepared by Council Officers but the full original representations will be available to the Inspector and for public view]	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
None received.															
Representations from Businesses, Landowners and Developers															
None received.															
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
None received.															

Although there are no objections to the Little Bentley Map, planning permission (17/00527/FUL) has been granted and is under construction for 6 new homes adjacent to No. 6 Manningtree Road and it is suggested that the settlement development boundary be adjusted to reflect this consent and to bring the existing homes at 1-6 Manningtree Road into the revised boundary.

Suggested modifications: Amend the Policies Map and Local Map B.17 as follows:

Changes suggested as a consequence of planning decisions

A. Extend the settlement development boundary to incorporate 1-6 Manningtree Road and the adjoining land which has been developed for 6 homes.



Local Map B.18 Little Bromley

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/ written rep	Supporting docs	Summary of representation	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
None received.															
Representations from Businesses, Landowners and Developers															
1105494	LPPuD17	Anita Spall	Y	Y	N	Y	N	Y	Y	N	N	Land rear of my cottage in Little Bromley has been taken out of the settlement development boundary in the publication draft. I object	Include land rear of Bramble Cottage, Little Bromley, within the settlement development boundary.	The land had been omitted from the Publication Draft following planning decisions raising general concern about the sustainability of Little Bromley as a location for development. On reflection, the inclusion of the land in question along with all other rear gardens in that part of Little Bromley raises little concern and any application for development would be judged on its merits in any case. A modification is suggested.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
None received.															

To address Ms. Spall's objection to the change in the Little Bromley map between preferred options and publication stages, it is suggested that the land of Bramble Cottage and the rear gardens of all the adjoining properties in that part of the village are brought within the settlement development boundary which reflects the approach taken elsewhere in the village. Any applications for development would be considered on their own merits against all relevant policies and inclusion within the settlement development boundary does not, in itself, dictate that new development would be acceptable.

Suggested modifications: Amend the Policies Map and Local Map B.18 as follows:

- A. Extend the settlement development boundary to incorporate land rear of Bramble Cottage and the full extent of rear gardens to the adjoining properties to the south.

