

## APPENDIX B: LOCAL MAPS B.25 to B.31

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

### Local Map B.25 Thorpe-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
<b>Representations from Technical Stakeholders</b>															
None received.															
<b>Representations from Businesses, Landowners and Developers</b>															
1021851	LPPuD270	M. Scott Properties (c/o Richard Clews – Strutt & Parker LLP)			N	Y	Y	Y	N	N	N	The Local Plan correctly identifies land east of Landermere Road, as being in a sustainable location for residential development. The amendment to include the site within the settlement boundary, as opposed to being an allocation, is supported. The amendment ensures the Local Plan is able to respond to the development needs of Thorpe Le Soken and recognises the recently approved planning application on the site.	No specific changes to Map B.25 suggested.	Support is noted. The development off Landermere Road by Bellway Homes ('Henderson Park') is now very advanced in its construction with 50 of a total 98 homes already built by April 2020. The remainder is expected to be delivered within three years.	Details only available to the local authority and the Inspector's Programme Officer.
1007356	LPPuD217	Thorpe Hall Leisure Ltd (c/o Tony Collins – Collins & Coward Ltd)	Y	Y	N	N	N	N	N	H	N	We submit a proposed amendment to the Proposals/Policies Map to reflect the lifehouse Regeneration project. This extends the settlement boundary to include the life house Spa & Hotel site and Thorpe Railway Station.	Include the Lifehouse Regeneration Project as an allocation in the Local Plan.	A planning application (17/00440/OUT) for the Lifehouse Regeneration Project was refused by the Council in June 2017. That proposal was for the construction of up to 200 residential units, up to 92 supported and independent care units, 50 luxury holiday units, a health centre, 1,000 square metres of business units, 20 space public car park together with vehicle parking, servicing, landscaping, infrastructure and ancillary works. There were concerns over the transport impact, surface water flooding, impact on heritage assets and the principle of development outside of the settlement development boundary. That application was followed by another proposal (17/01739/OUT) for 200 residential units, an 8-acre park, landscaping, access roads, associated infrastructure and ancillary works. There was no employment units included in the later proposal which was refused by the Council in January 2018 for similar reasons (excluding surface water flooding) and subsequently dismissed on appeal APP/P1560/W/18/3194826 in June 2019 with a legal challenge from the applicants later rejected.  Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD466	Parkers Nurseries (C/o Peter Le Grys - Stanfords)			N	Y	N	N	N	N	Y	Land at Parkers Nursery, Frinton Road. Thorpe le Soken should be considered as suitable for residential development. Planning permission has recently been granted for both the adjacent site (3 dwellings) and at Rose Farm (2 dwellings) which are located further from the village centre than the site now proposed. 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. The village has a range of full services within the settlement and 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 and Colchester. The local train station also provides sustainable transport routes to larger towns and cities. The site forms a logical small 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 scheme will	Include land at Parkers Nursery, Frinton Road within the settlement development boundary for Thorpe le Soken.	The land south of Frinton Road in the general location promoted by Parkers Nursery has, since the submission of the Local Plan, obtained planning permission for 16 dwellings – 3 units under application 17/01558/OUT, another 3 under application 16/01652/OUT and a further 10 that were allowed on appeal under application 18/00098/OUT. It is suggested that the settlement development boundary could be extended to reflect the extent of these consents.	Details only available to the local authority and the Inspector's Programme Officer.

Tendring District Local Plan 2013-2033 and Beyond; Publication Draft – Schedules of representations and responses – Appendix B: Local Maps B.25 to B.31

												represent a continuation of the existing linear development and will not extend development beyond the public perception of the village limits in the locality. It will not be detrimental to the character and appearance of the surrounding countryside.			
1106169	LPPuD467	Mr & Mrs Mowle (C/o Peter Le Grys - Stanfords)			N	Y	N	N	N	N	Y	8ha of land at Folly Farm, Frinton Road, Thorpe le Soken should be considered as suitable for residential development. Planning permission has recently been granted for sites directly opposite at Parkers Nurseries (3 dwellings) and at Rose Farm (2 dwellings). 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. The village has a range of full services within the settlement and 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 and Colchester. The local train station also provides sustainable transport routes to larger towns and cities. The site forms a logical small 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 scheme will represent a continuation of the existing linear development and will not extend development beyond the public perception of the village limits in the locality. It will not be detrimental to the character and appearance of the surrounding countryside.	Include land at Folly Farm within the settlement development boundary for Thorpe le Soken.	A planning application 17/01570/OUT for 4 dwellings on this land was refused by the Council in November 2017 over highway safety concerns and later dismissed on appeal. The location of the site is also somewhat separate from the main built up area of Thorpe and an extension of the settlement development boundary to include this site and the adjoining cluster of dwellings would not be practical or appropriate. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD468	Mr Stobbs (C/o Peter Le Grys, Stanfords)			N	Y	N	N	N	N	Y	Land off Golden Lane, Thorpe plan should be considered as suitable for residential development. Planning permission has recently been granted for sites directly adjacent (5 dwellings) and further to the north along Golden Lane (1 dwellings). 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. This site is within an enclave known as Thorpe Green, which was included within its own settlement boundary in the 2012 and 2014 draft local plans. The village has a range of full services within the settlement and 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. The site forms a logical small 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.	Include land at Golden Lane within the settlement development boundary for Thorpe le Soken or within a separate settlement boundary for Thorpe Green.	A planning application 17/00973/OUT for 5 dwellings on this land was refused by the Council in August 2017 for being outside of the settlement development boundary and for representing inappropriate backland development that would have a negative impact on the character of the area. A later appeal was dismissed. It is not proposed to reinstate a separate settlement development boundary for Thorpe Green and the developments that were approved in the area achieved consent because of the housing land shortfall that applied at the time. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD419	Thorpe Horseboxes (C/o Peter Le Grys, Stanfords)			N	Y	N	N	N	N	Y	Land at Thorpe Horseboxes, Thorpe le Soken adjoins land with an extant planning permission for the development of four dwellings and land with permission for use for B1 & B8 purposes. These permissions should therefore be recognised as part of the development at Thorpe Green which was included within its own settlement boundary in the 2012 and 2014 draft local plans. Thorpe le Soken is a large village which is classed as a key rural settlement 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 and 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. The site forms a logical small 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. Development will not extend development beyond the public perception of the village limits in the locality and would not be detrimental to the character and appearance of the surrounding countryside. 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.	Include land at Thorpe Horse Boxes within the settlement development boundary for Thorpe le Soken or within a separate settlement boundary for Thorpe Green.	A planning application 17/01934/OUT for 4 dwellings on this land was refused by the Council in December 2017 for being outside of the settlement development boundary but later allowed on appeal. It is not proposed to reinstate a separate settlement development boundary for Thorpe Green and the developments that were approved in the area achieved consent because of the housing land shortfall that applied at the time. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.

1106169	LPPuD420	Mr Curtis (C/o Peter Le Grys, Stanfords)			N	Y	N	N	N	H	Y	Land off Mill Street, Thorpe le Soken 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 and 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. The site 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. It would 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 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.	Include land off Mill Lane within the settlement development boundary for Thorpe le Soken.	A planning application 17/00874/FUL for the demolition of existing buildings and replacement with a dwelling was refused by the Council in December 2017 for being outside of the settlement development boundary and harm to landscape quality. The proposal was later dismissed on appeal. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD290	Mr Burns (C/o Peter Le Grys, Stanfords)			N	Y	N	N	N	H	Y	Land at Colchester Road, Thorpe-le-Soken should be considered as suitable for residential development. Planning permission has recently been granted for development of this site for 5 dwellings and on the adjoining land for 8 dwellings. 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. This site is within an enclave known as Thorpe Green, which was included within its own settlement boundary in the 2012 and 2014 draft plans. The site forms a logical small development site on the edge of a settlement which will contribute towards the housing supply in the area. 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.	Include land at Colchester Road within the settlement development boundary for Thorpe le Soken or within a separate settlement boundary for Thorpe Green.	Planning permission 17/00925/OUT for 9 dwellings on this site was allowed on appeal in January 2018. It is not proposed to reinstate a separate settlement development boundary for Thorpe Green for the reasons explained in relation to Policy SPL1. Whilst it is acknowledged that this area could now be developed, a change to the Local Plan to reflect this particular appeal decision is not considered necessary.	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.

Most of these representations seek the inclusion of additional land within the settlement development boundary of Thorpe le Soken for residential development purposes, or require the inclusion of the cluster of dwellings at Thorpe Green to the west within its own settlement development boundary. It is noted that some of the sites have now obtained planning permission and others are the subject of refused applications that may or may not be appealed in due course. Where consent has been granted and it is considered practical to do so, some revisions to the settlement development boundary are suggested. Thorpe le Soken is categorised as a 'Rural Service Centre' in Policy SPL2 of the Local Plan, the third tier of the settlement hierarchy where a modest increase housing stock is proposed for the plan period up to 2033 at a level that is fair, achievable and sustainable for each of the settlements concerned and that will make a meaningful contribution toward addressing local housing needs, supporting the village economy and assisting with the overall housing growth proposed for the district. Some 70 dwellings have already been built at Abbey Gardens and Henderson Park and, on large sites alone, a further 109 dwellings are expected to be built between 2020 and 2033.

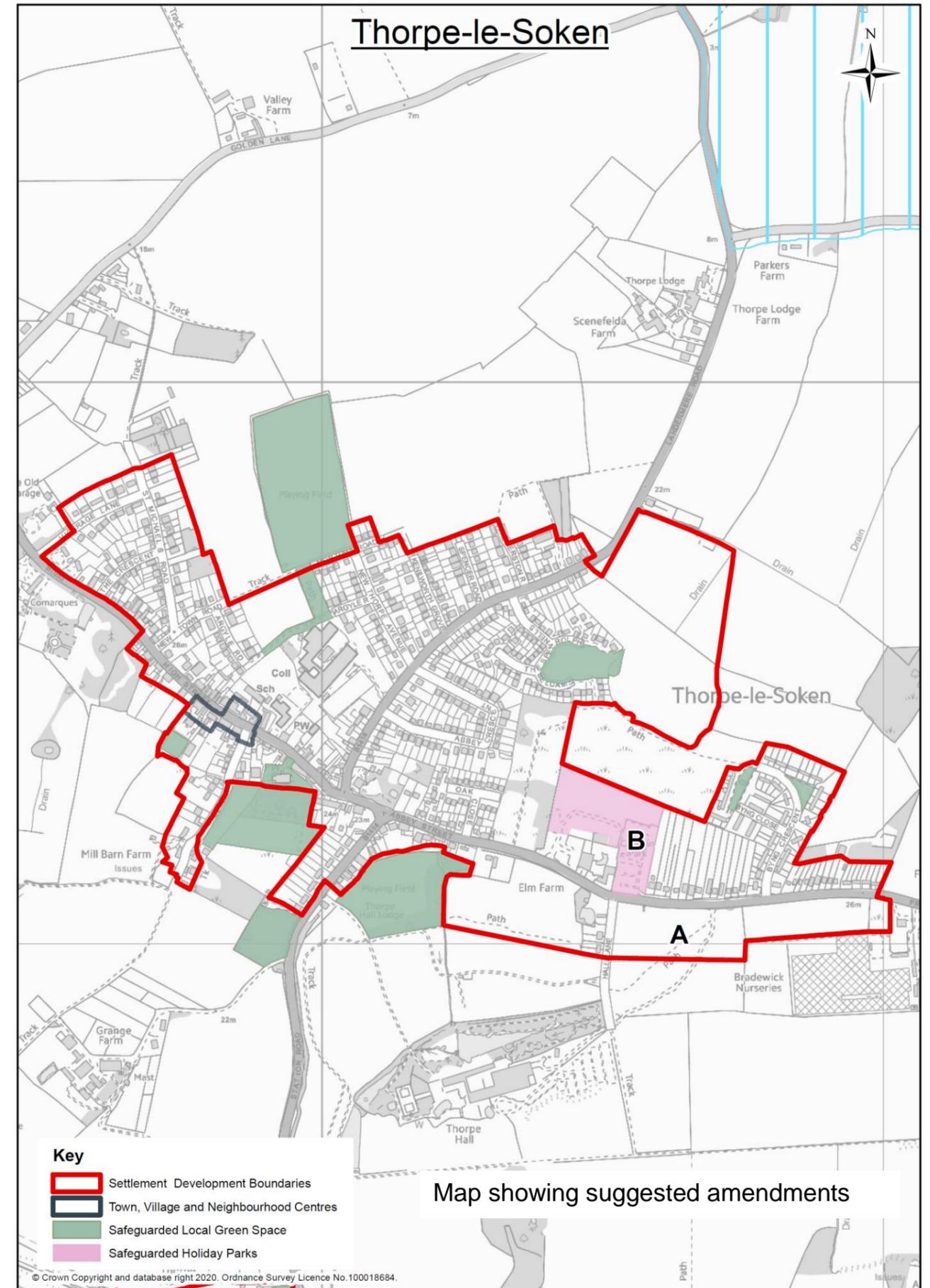
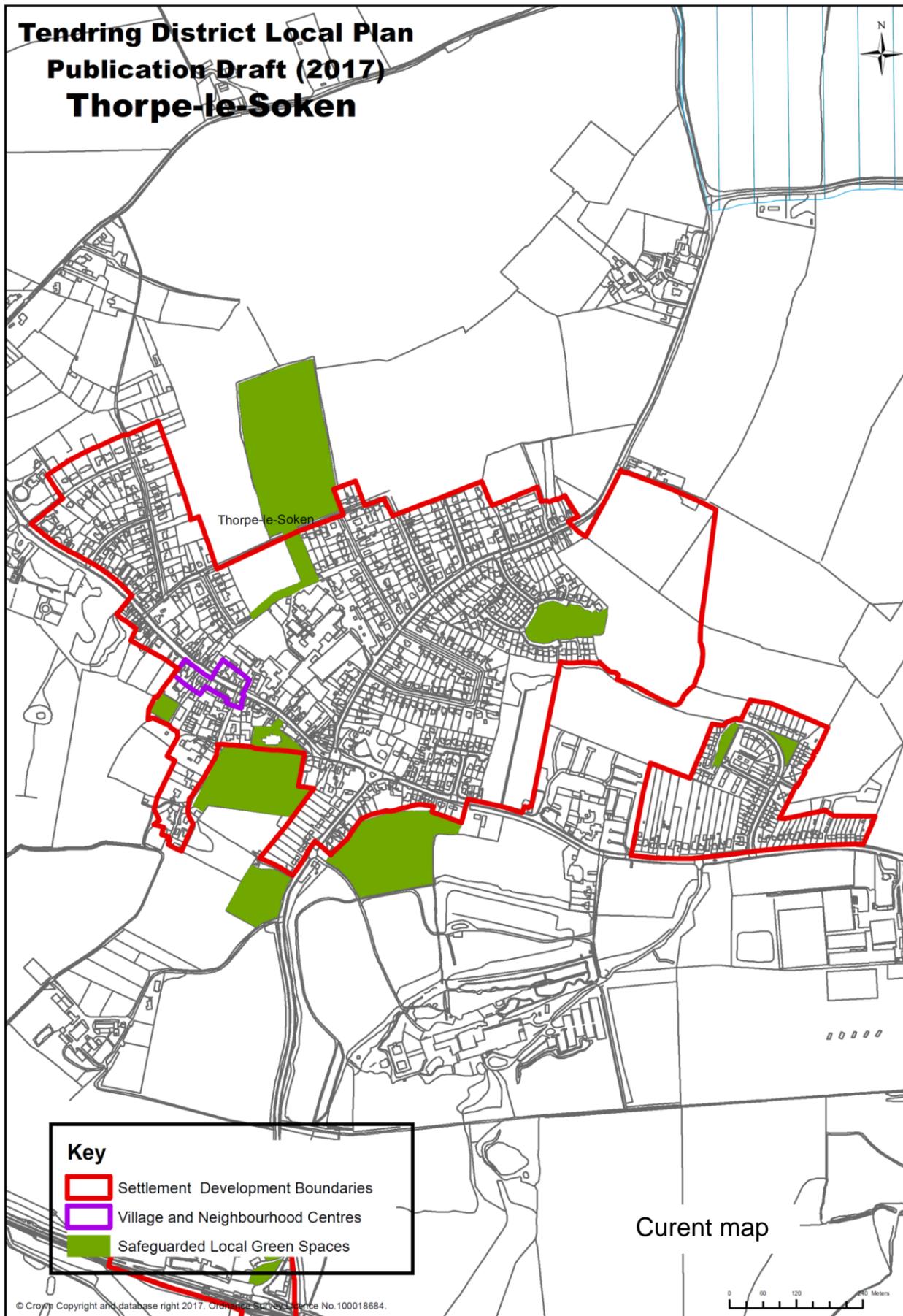
The most significant of the proposals subject of these representations is the Lifehouse Regeneration Project. A planning application (17/00440/OUT) was refused by the Council in June 2017. That proposal was for the construction of up to 200 residential units (closer to nearby Thorpe Station and Maltings), up to 92 supported and independent care units (adjoining the land south of Frinton Road), 50 luxury holiday units, a health centre, 1,000 square metres of business units, 20 space public car park together with vehicle parking, servicing, landscaping, infrastructure and ancillary works. There were concerns over the transport impact, surface water flooding, impact on heritage assets and the principle of development outside of the settlement development boundary. That application was followed by another proposal (17/01739/OUT) for 200 residential units, an 8-acre park, landscaping, access roads, associated infrastructure and ancillary works. There was no employment units included in the later proposal which was refused by the Council in January 2018 for similar reasons (excluding surface water flooding). The latter refusal was considered on appeal and later dismissed with a subsequent legal challenge from the applicants rejected.

The settlement development boundary for Thorpe le Soken has been drawn to include all the greenfield land that has obtained planning permission, but this does require a further modification to include land south of Frinton Road which was granted permission on (16/00838/OUT) for a further 49 homes on appeal after the Local Plan had been published along with subsequent consents for 16 dwellings into total on land further east. A consequence

or amending the settlement boundary in this way is that the two distinct built up areas of the village would become one. Another suggested amendment is to show Elm Farm Country Park as a safeguarded holiday park in line with the suggested amendments to Policy PP11.

**Suggested modifications:** Amend the Policies Map and Local Map B.25 as follows:

- A. Extend the settlement development boundary around land south of Frinton Road to reflect the grant of permissions 16/00838/OUT for 49 dwellings, 18/00098/OUT for 10, 17/01558/OUT for 3 and 16/01652/OUT for 3 and, in so doing, bringing Elm Farm Country Park into the boundary.
- B. Show Elm Farm Country Park as a safeguarded holiday park in line with Policy PP11.



**Local Map B.26 Thorpe Station and Thorpe Maltings**

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
<b>Representations from Technical Stakeholders</b>															
None received.															
<b>Representations from Businesses, Landowners and Developers</b>															
1105911	LPPuD511	Rosegrade Limited (c/o Holmes & Hills LLP)	Y	Y	N	N	N	N	N	H	N	Rosegrade are the owners of Thorpe Maltings which they seek, in conjunction with other land, to redevelop for residential purposes. It is important that Emerging Policy does not frustrate this objective. In this regard it is noted the Settlement Development Boundary has been drawn tightly around the existing settlement. However, the 2012 draft Local Plan included within the Settlement Development Boundary an area of land to the north and around the properties known as The Rock, Malting House and Lilac House. It is requested that this land should be reinstated so as to bring it back into the Settlement Development Boundary on the basis that it may be required for residential development to enable the Thorpe Malting development to achieve viability.	Include land and properties north of Thorpe Maltings within the settlement development boundary for Thorpe Station and Thorpe Maltings.	Enabling developments, by their very nature, are developments that conflict with planning policies and therefore there is no need to extend the settlement development boundary to allow for a larger enabling scheme. An enabling scheme that involves land outside of the defined settlement boundary can be considered on its merits through the development management process. The NPPF says, in paragraph 140, that Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.	Details only available to the local authority and the Inspector's Programme Officer.
1007356	LPPuD217	Thorpe Hall Leisure Ltd (c/o Tony Collins – Collins & Coward Ltd)	Y	Y	N	N	N	N	N	H	N	We submit a proposed amendment to the Proposals/Policies Map to reflect the lifehouse Regeneration project. This extends the settlement boundary to include the life house Spa & Hotel site and Thorpe Railway Station.	Include the Lifehouse Regeneration Project as an allocation in the Local Plan.	A planning application (17/00440/OUT) for the Lifehouse Regeneration Project was refused by the Council in June 2017. That proposal was for the construction of up to 200 residential units, up to 92 supported and independent care units, 50 luxury holiday units, a health centre, 1,000 square metres of business units, 20 space public car park together with vehicle parking, servicing, landscaping, infrastructure and ancillary works. There were concerns over the transport impact, surface water flooding, impact on heritage assets and the principle of development outside of the settlement development boundary. That application was followed by another proposal (17/01739/OUT) for 200 residential units, an 8-acre park, landscaping, access roads, associated infrastructure and ancillary works. There was no employment units included in the later proposal which was refused by the Council in January 2018 for similar reasons (excluding surface water flooding) and subsequently dismissed on appeal APP/P1560/W/18/3194826 in June 2019 with a legal challenge from the applicants later rejected.  Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
<b>Representations from Community Representatives</b>															
None received.															
<b>Representations from Members of the Public</b>															
None received.															

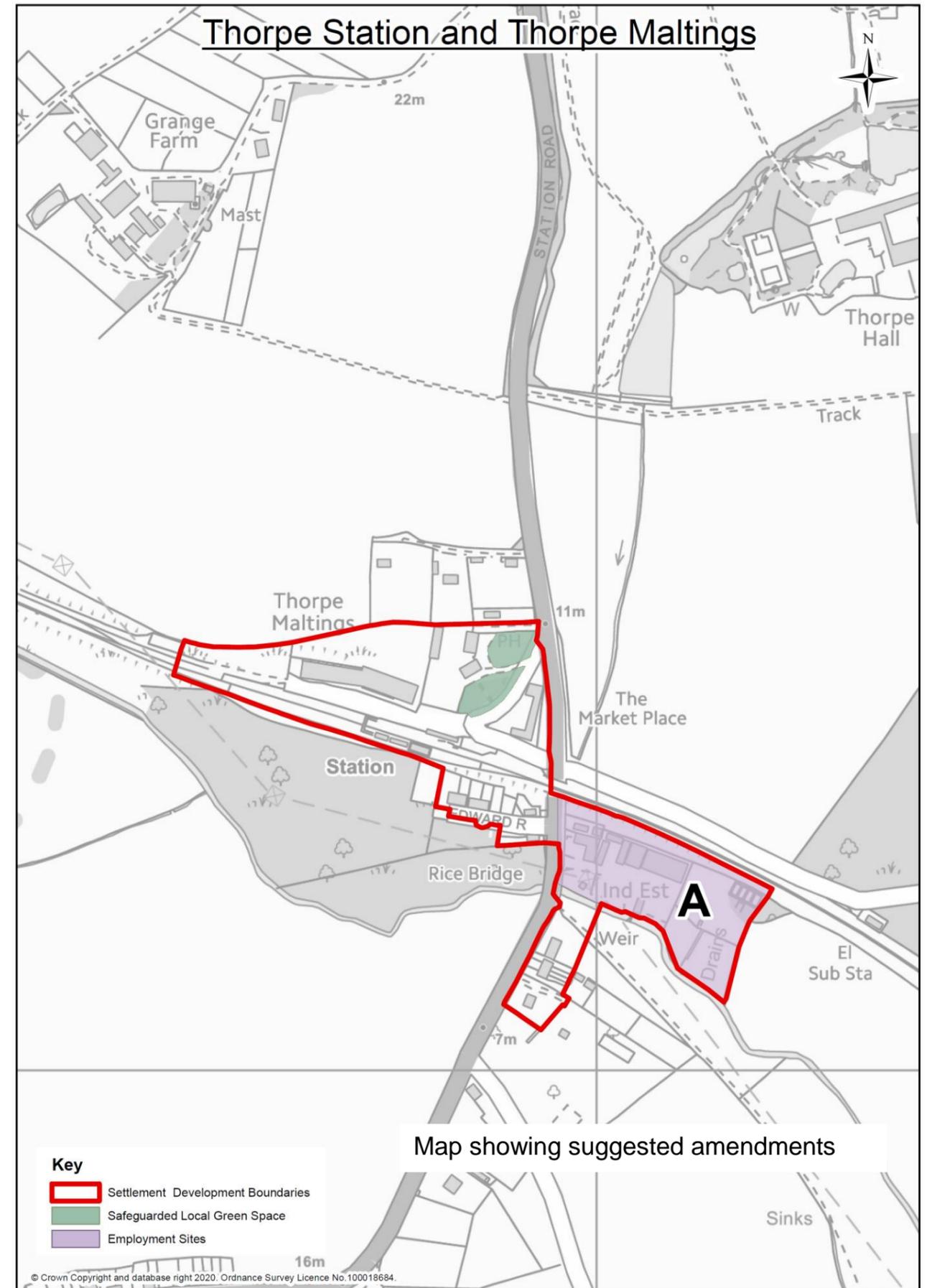
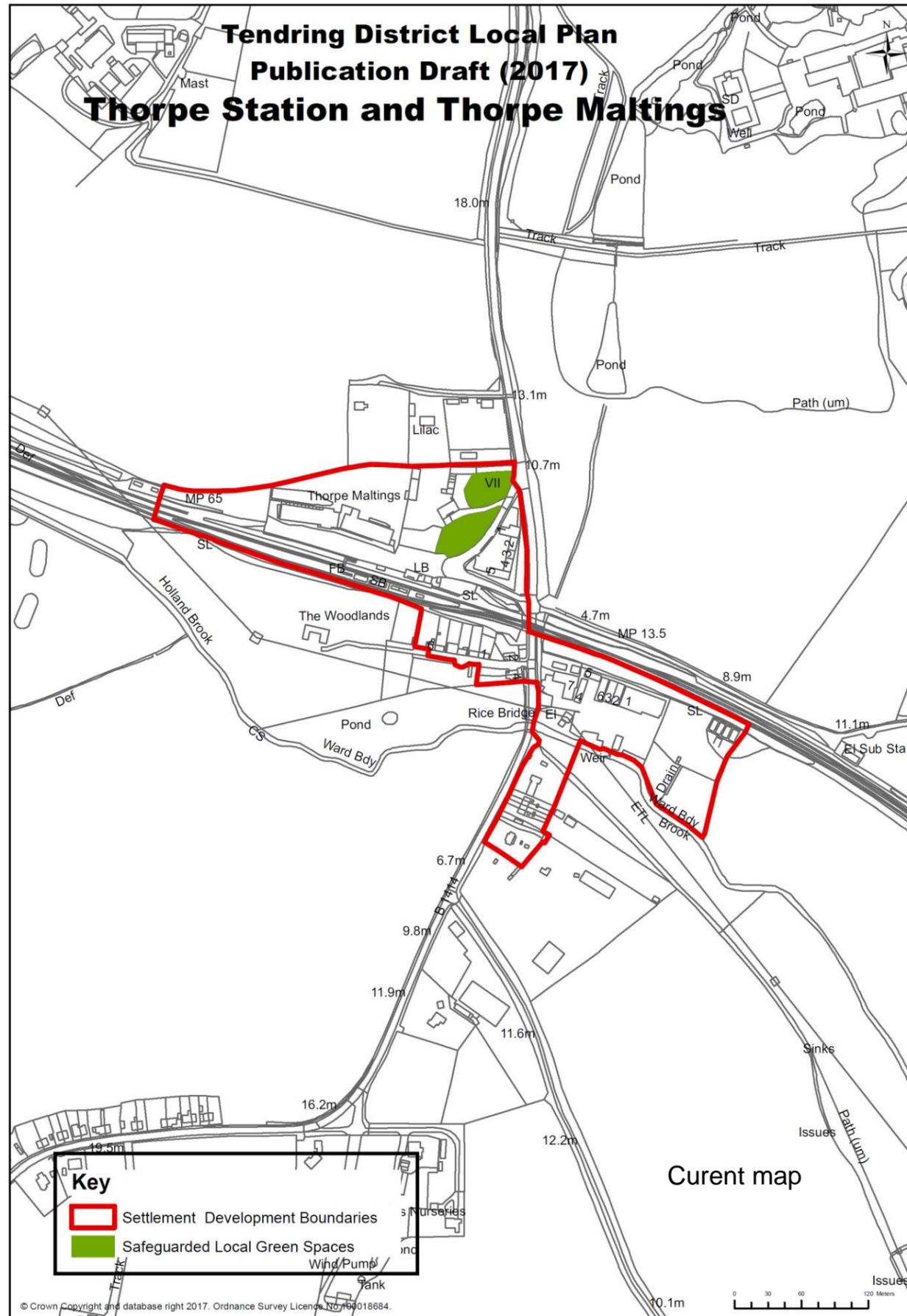
The only objections to the Local Plan for Thorpe Station and Maltings come from the owners of Thorpe Maltings and the owners of the Lifehouse Hotel and Spa complex. The owners of the Maltings had obtained planning permission 13/01385/FUL for the conversion of the existing Grade II listed maltings building to residential use (creating 31 apartments) including the part demolition, re-building and alteration of the existing structure. Also conversion of the existing vacant King Edward VII public house to private residential (creating 3 apartments) and demolition of former stable block and development of 20 new dwellings and commercial unit including associated infrastructure and public open space. Permission was allowed as an exception to normal policy in recognition of the poor state of the listed buildings and the potential to improve the environmental quality of the Conservation Area and the land around the station. The development has not been implemented although a number of planning conditions have been discharged and the consent has lapsed. There is no need for the settlement development boundary to be extended to include adjoining land to increase the scope for a larger 'enabling development' and, by its very nature, if there is a good case for more enabling development utilising adjoining land, a departure from planning policy can be justified, in line with the NPPF, so long as the benefits outweigh the disbenefits. Thus no change is suggested in response to the representations from Rosegrade Ltd.

Turning to Lifehouse, a planning application (17/00440/OUT) was refused by the Council in June 2017. That proposal involved the development of 200 dwellings, 1,000 square metres of business units with a 20 space public car park on land immediately north east of the defined Thorpe Station and Maltings area as well as proposals for land at the Frinton Road end of the Lifehouse site (see details above). There were concerns over the transport impact, surface water flooding, impact on heritage assets and the principle of development outside of the settlement development boundary. That application was followed by another proposal (17/01739/OUT) for 200 residential units and an 8-acre park, only affecting the land closest to Thorpe Station and Maltings. This was refused by the Council in January 2018 for similar reasons (excluding surface water flooding). The latter refusal was considered on appeal and later dismissed with a subsequent legal challenge from the applicants rejected. .

The only modification suggested for Map B.26 is to show the Rice Bridge Industrial Estate as a protected employment site, following the suggested change to Policy PP6 to identify all employment sites.

**Suggested modifications:** Amend the Policies Map and Local Map B.26 as follows:

- A. Show Rice Bridge Industrial Estate as a protected 'Employment Site'



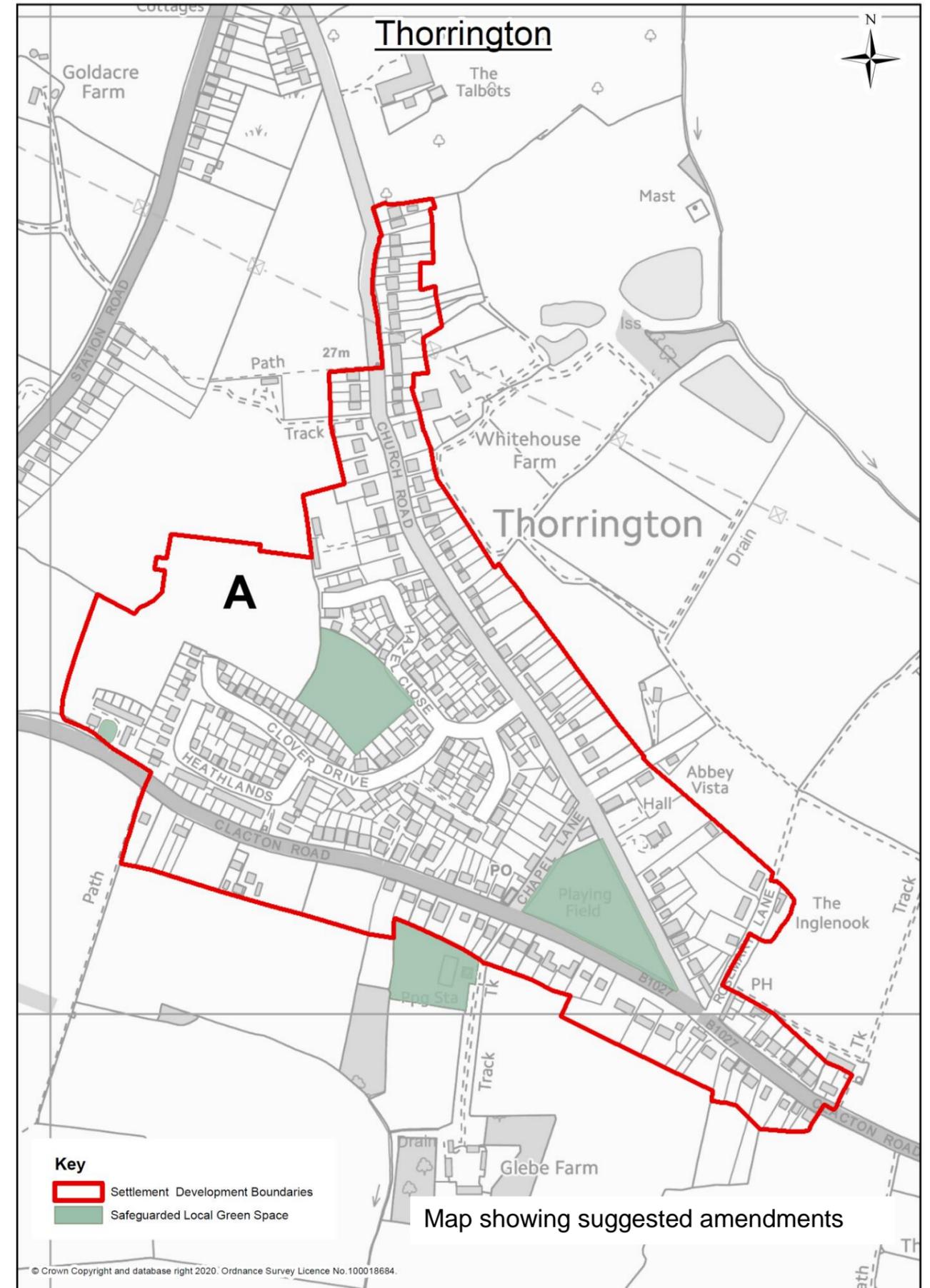
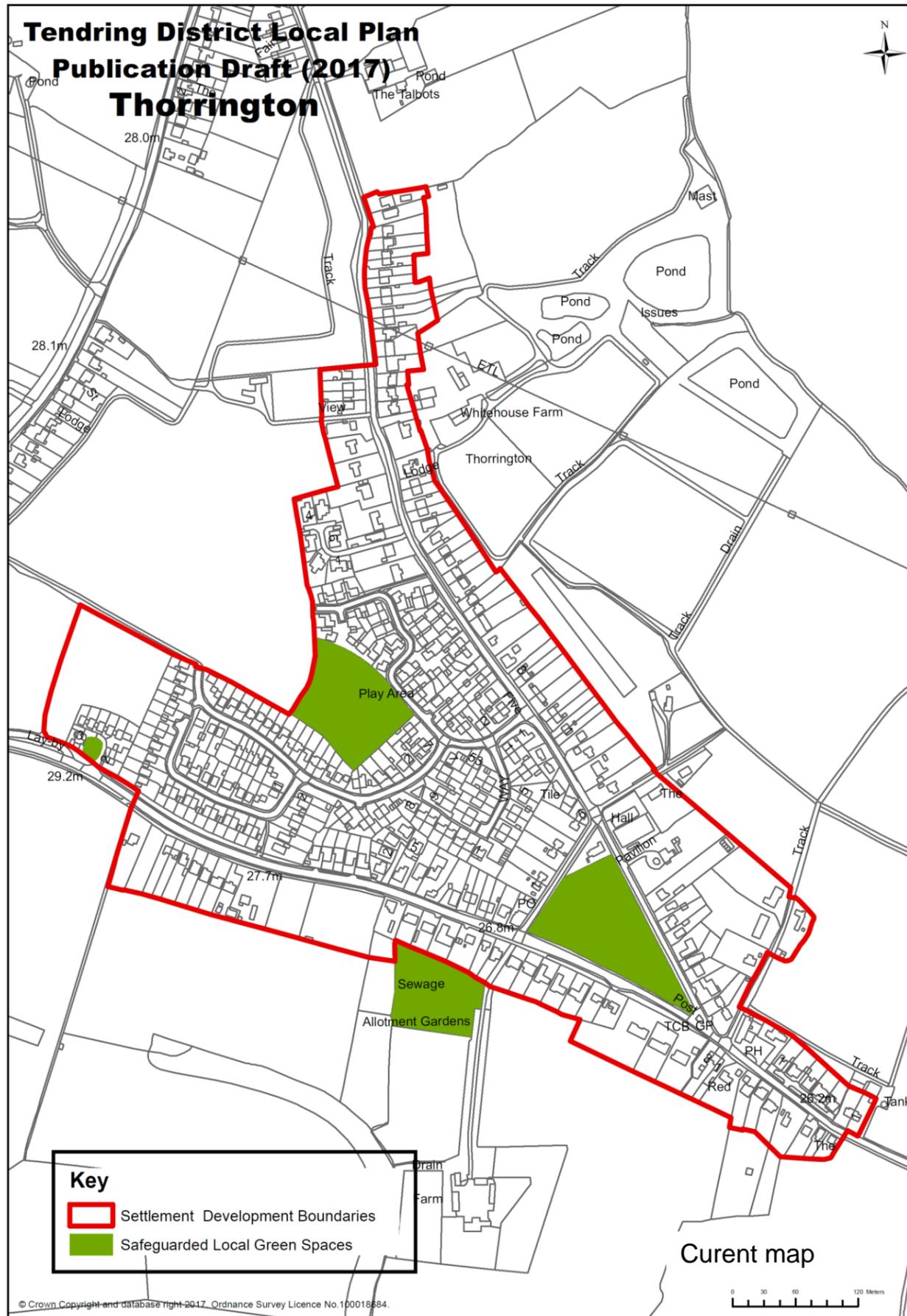
Local Map B.27 Thorrington

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
<b>Representations from Technical Stakeholders</b>															
None received.															
<b>Representations from Businesses, Landowners and Developers</b>															
1021489	LPPuD254	St. John's College (c/o Will Lusty – Savills)	Y	Y	N	Y	Y	Y	N	N	Y	Land west of Church Road extends to 2.45 hectares in area. The site is unconstrained by local and statutory designations and there are considered to be not site specific barriers to development, either in terms of the suitability of the site or the achievability of this. Development of the site is therefore considered to be deliverable. In light of our comments concerning housing supply and the spatial strategy, it is considered that inclusion of this site within the Thorrington Settlement Development Boundary would make the Plan sound. It is considered that a sensitive development of around 50 dwellings could come forward. We would add that whilst the entirety of the site is available for development, this would also be the case of only a smaller proportion of it, were this to be included within the Thorrington Settlement Development Boundary. Land at Station Road/Clacton Road, Thorrington This site is located at the junction of Station Road and Clacton Road and extends to 2.86 hectares in area. A further plan showing the boundary of the site edged in red is appended to this representation. The site is unconstrained by local and statutory designations and there are considered to be no site specific barriers to development, either in terms of the suitability of the site or the achievability of this. Development of the site is therefore considered to be deliverable. In light of our comments concerning housing supply and the spatial strategy, it is considered that inclusion of this site within the Thorrington Settlement Development Boundary would make the Plan sound. It is considered that a sensitive development of around 60 dwellings could come forward. We would add that whilst the entirety of the site is available for development, this would also be the case of only a smaller proportion of it, were this to be included within the Thorrington Settlement Development Boundary.	Allocate land at Church Road for residential development of around 50 dwellings or include within the settlement development boundary for Thorrington.	The Council believes that objectively assessed housing needs have been properly and reasonably calculated and that sufficient land has been identified to meet future needs to 2033 without the need for the objector's land. Thorrington is categorised as a 'smaller rural settlement' in Policy SPL1 where only small scales of development are proposed. Planning permission has already been granted for some residential developments on the edge of Thorrington and the settlement development boundary has been extended to reflect these. The objectors land is not required to meet objectively assessed housing needs and would lead to a disproportionate level of development in the village.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD464	Phelan (C/o Peter Le Grys – Stanfords)			N	Y	N	N	N	N	Y	Land off Church Road, Thorrington should be included in the settlement development boundary. Thorrington has been accepted on appeal as a sustainable village. The village is able to accept further development that would be socially and environmentally appropriate. The site totals 0.53 hectares and could accommodate up to 6 dwellings. The site is under single ownership and has no development constraints. It is in a sustainable location with bus stops within walking distance. It is also in close proximity to the local shop/post office, village hall and play/open spaces. By allowing development, an appropriate and reasonable level of development could be provided to help sustain and improve local services without affecting the rural character of the area. Vehicular access to the site would meet the County Council visibility splays while the development would not necessitate the removal of any trees or hedgerow. 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.	Include land off Church Road within the settlement development boundary for Thorrington.	Thorrington is categorised as a 'smaller rural settlement' in Policy SPL1 where only small scales of development are proposed. Planning permission has already been granted for some residential developments on the edge of Thorrington and the settlement development boundary has been extended to reflect these. The objector's land is physically separate from the defined built up area of Thorrington and would not constitute a logical extension to the boundary. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
<b>Representations from Community Representatives</b>															
None received.															
<b>Representations from Members of the Public</b>															
None received.															

Thorrington is classified as a 'Smaller Rural Settlement' in Policy SPL1 which are considered to be the least sustainable locations for growth where there is a concern that encouraging too much development in these areas will only serve to increase the number of people having to rely on cars to go about their everyday lives. The Local Plan does however allow for some small-scale development which is sympathetic to the rural and often historic character of these settlements and that might help younger people to continue to live in the area, keep local shops and services viable and help bring balance to the ageing population. A number of small-scale developments have taken place in Thorrington in recent years including in Clacton Road with further dwellings on small sites expected in the coming years, including 16 dwelling rear of Edward's Drive. Planning permission for a further 29 specialist bungalows (for those aged over 60, and/or those with, or supporting someone with a disability) have since obtained planning permission 18/00163/FUL and an amendment to settlement development boundary to reflect this consent is the only change proposed for the Thorrington map.

**Suggested modifications:** Amend the Policies Map and Local Map B.27 as follows:

- A. Include land to the West of Edwards Drive subject of planning permission 18/00163/FUL for 29 specialist bungalows within the settlement development boundary.



## Local Map B.28 Weeley

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
<b>Representations from Technical Stakeholders</b>															
None received.															
<b>Representations from Businesses, Landowners and Developers</b>															
1022276	LPPuD262	Taylor Wimpey – Woolf Bond, Steven Brown	N	N	N	N	N	N	N	H	N	Land north of Colchester Road, Weeley extends to approximately 20ha and is located within walking and cycling distance from local services and facilities including the train station and bus services. The site is currently in agricultural use and is also used for car boot fayres and is generally flat. The site does not affect any heritage assets and the wider area (to the east) is characterised by residential development. Our Illustrative Masterplan and Transport Assessment address the suitability concerns identified in the Council's SHLAA. Our proposal provides for approximately 380 dwellings, a 2.8ha site for employment (to include a 0.5ha local centre), access from Colchester Road as well as a pedestrian/cycle link from Crown Lane and Hawk Lane, land for a 1FE primary school, formal sports, pedestrian links to the remainder of Weeley and across Colchester Road. It would be a form of development contained from wider views by virtue of the existing boundary planting and the proposed landscape strategy and that can be assimilated into the character of the area. The Illustrative Masterplan puts forward a vibrant form of development that will deliver a range of community benefits for both existing and new residents of the village. All of these new community facilities would be readily accessible from within the development and would be connected by a network of proposed recreational routes.	Land to the north of Colchester Road should be allocated for a mixed use scheme to include 2.8ha of employment land and approximately 380 no. dwellings in helping to meet identified needs during the plan period.	The land north of Colchester Road was included in the preferred options draft as a notional location for future employment development, but no housing was proposed. The employment allocation was only supported by the landowner if part of a mixed-use development and a planning application (16/01847/OUT) was submitted by Taylor Wimpey for up to 380 dwellings, approximately 2.8ha of B1 employment land (including a local centre (A1 and D1/D2 use), land for a primary school together with associated amenity and open space provision, landscaping and access. This was refused by the Council in April 2017 over concerns about the uncertainty over potential cumulative impacts on infrastructure, its detachment from (and poor relationship with) the built form of the village and the inadequacy of the school being proposed and the applicant's transport assessment. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
1007380	LPPuD190	St Osyth Beach Estate Ltd (Catherine Pollard, Boyer Planning)	Y	Y	N	Y	N	Y	Y	H	N	It is noted that there are a number of anomalies in the drawing of the settlement boundaries, particularly in respect of the manner in which recent planning permissions have been reflected. The settlement development boundary should be redrawn to also include the recent outline consent for up to 9 dwellings at land adjacent to the crematorium (16/00182/OUT). This represents a sensitive scale of development infilling between existing commercial uses and the urban edge of Weeley which should be reflected within the proposals map.	Extend the settlement development boundary for Weeley to include land adjacent to the crematorium which has planning permission for 9 dwellings.	The land adjacent the crematorium is physically separated from the established edge of the village by the entry to the crematorium itself and it would be difficult to include the site within an logical extended boundary without also including a larger proportion of the crematorium land – in turn bringing into question whether the next properties at Saxon Lodge should also be included. On balance, it is considered that the settlement development boundary at the western end of the village is best left as is, even if the 9 dwellings with permission are constructed.	Details only available to the local authority and the Inspector's Programme Officer.
1102432	LPPuD251	Rose Builders – Will Vote	Y	Y	Y	Y	Y	Y	Y	N	Y	We strongly support the inclusion of the land for development shown in Policy SAMU5 (Development South of Thorpe Road, Weeley). This site remains as the only allocated site for Weeley and is not only the most sustainable but also deliverable.	No specific changes to Local Map B.28 suggested.	Support is noted. The development has now obtained outline planning permission 19/00524/OUT.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD460	Mr Swinscoe (C/o Peter Le Grys, Stanfords)			N	Y	N	N	N	N	Y	Weeley is recognised as being a key settlement able to accept further development that would be socially and environmentally appropriate. However, it is considered that some of the proposals for the village as suggested by the Council are not only too extensive but also insensitive. Land at Homestead Caravans, Weeley is a brownfield site with direct access onto Thorpe Road. The area includes numerous workshop buildings, shop, reception/office and cafe together with a rather unsightly caravan sales display area. It covers an area of approximately 1.5 hectares and could accommodate approximately 30 dwellings while retaining facilities for the caravan centre. This scale of development would also allow some social housing to be provided in the heart of the village. The development of part of the site would also enable further investment to be provided to upgrade the existing caravan park with additional landscaping and facilities for visitors. With the current development on the opposite side of the road, the site is not only a sustainable location but would also incorporate redevelopment of a brownfield site in the centre of the community.	Allocate land at Homestead Caravans for a housing development of around 30 dwellings.	The site is currently operating as caravan centre with associated shop, café and maintenance facilities. The portion of the site already included in the settlement development boundary benefited from planning permission 15/00737/OUT for commercial development (B1) with parking and other associated works which has not been implemented. The Council's preference would be for the site to continue in some form of business use but with part of it within the settlement boundary already, a residential scheme could be considered on its merits through the development management process. The development of this site for 30 homes, whilst on brownfield land, is not considered to be a viable alternative to the larger scheme proposed for land south of Thorpe Road (which now has outline planning permission) and would only assist in a small way to addressing housing needs.	Details only available to the local authority and the Inspector's Programme Officer.

1106169	LPPuD461	Mrs Hull (C/o Peter Le Grys, Stanfords)			N	Y	N	N	N	H	Y	Weeley is recognised as being a key settlement able to accept further development that would be socially and environmentally appropriate. However, it is considered that some of the proposals for the village as suggested by the Council are not only too extensive but also insensitive. Land at Thorpe Road, Weeley is adjacent to the recent development in depth of land adjoining the Council's offices. Planning permission has been granted for three houses on the front part of the proposed site. It is suggested that a development that matches the same depth of the housing development alongside would be appropriate without causing any harm to the countryside. It is a site equally sustainable to those recently approved.	Include land at adjacent Freelands, Thorpe Road within the settlement development boundary for Weeley.	Planning applications 17/00829/FUL and 18/00020/FUL for 8 dwellings have been refused by the Council and the 2017 proposal was subsequently dismissed on appeal in July 2018 for being partly beyond the settlement development boundary and harmful to local character. 5 out of the 8 properties were within the boundary and a suitable scheme of that size would be more likely to find support and would not extend built form beyond the southern edge of the property Freelands. An application for 3 dwellings 19/00799/FUL was refused by the Council in January 2020 for non compliance with the habitat regulations – but this site lies within the settlement boundary as already shown.  Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's additional land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD462	Rainbow Nurseries (C/o Peter Le Grys, Stanfords)			N	Y	N	N	N	H	Y	Weeley is recognised as being a key settlement able to accept further development that would be socially and environmentally appropriate. However, it is considered that some of the proposals for the village as suggested by the Council are not only too extensive but also insensitive. Land at Rainbow Nursery, Weeley is adjacent to the recent development where planning permission has been granted for one dwelling. With the likely closure of the nursery business in the near future, the site is not suitable for any other form of redevelopment. It is suggested that the redevelopment of this previously developed site would be appropriate without causing any harm to the countryside or surrounding area. It is a site equally sustainable to those recently approved.	Include land at Rainbow Nursery within the settlement development boundary for Weeley.	Planning permission 17/01955/OUT has been granted for 9 dwellings on the site and it would be reasonable to extend the settlement development boundary to reflect this consent. A modification to this effect 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.

The allocation of land off Thorpe Road (Barleyfields) is the subject of Policy SAMU5 in the Local Plan and a fairly high number of local objections. These are dealt with in relation to that specific policy where it is explained that outline planning permission 19/00524/OUT has now been granted for 280 dwellings, a 2 Form of Entry primary school, 56 place early years nursery, up to 3,000 sqm of office (B1) buildings on 1 hectare and associated ancillary buildings, drainage systems, boundary treatments and hard surfacing as well as public open space, a pedestrian footbridge and vehicular access from Thorpe Road. Following the grant of planning permission, it is suggested that the mixed-use notation for the site can be removed from the Local Map for Weeley, reflecting the suggested deletion of Policy SAMU5.

The representations above are mainly concerned with alternative site proposals and requests to adjust the settlement development boundary. Taylor Wimpey's proposal for land north of Colchester Road has been the subject of a planning application which was refused by the Council for the reasons summarised above. Of the other proposals to adjust settlement development boundaries, both the land adjacent Freelands and land at Homestead Caravans are partly within the settlement development boundaries where residential development could be considered on their merits. The landowners in both cases are pushing for more development than the boundaries currently allow and such adjustments to the boundaries are not going to bring about significant gains in housing stock that can be considered as viable alternatives to the strategic allocation in the plan for land south of Thorpe Road. There is no strong objection to these adjustments being made to the plan, but they are not deemed necessary to make the plan sound and could lead to pressure to extend the boundaries even further south of Freelands, or further north into the Homestead site. The request to adjust the boundary to include the land adjoining the crematorium (which benefits from planning permission for 9 dwellings) is understood, but doing so in a logical manner than avoids the unnecessary inclusion of other intervening land is problematic.

Some amendments to Local Map B.28 are however suggested to reflect consents that have been granted include that at Rainbow Nurseries as well as land at the western end of the village at Wolvers, Thorpe Road. Removal of the mixed-use allocation from the Barleyfields site is also suggested although the employment element is proposed to be shown as an allocated employment site in line with the suggested amendments to Policy PP7.

**Suggested modifications:** Amend the Policies Map and Local Map B.28 as follows:

Changes suggested as a consequence of planning decisions

- A. Extend the settlement development boundary around land at Rainbow Nurseries to reflect the grant of planning permission for 9 dwellings.
- B. Extend the settlement development boundary around land at Wolvers, Thorpe Road to reflect the grant of planning permission for 3 dwellings.

C. Remove the 'Mixed-Use Allocation' notation from the land south of Thorpe Road (Barleyfields) following the grant of planning permission.

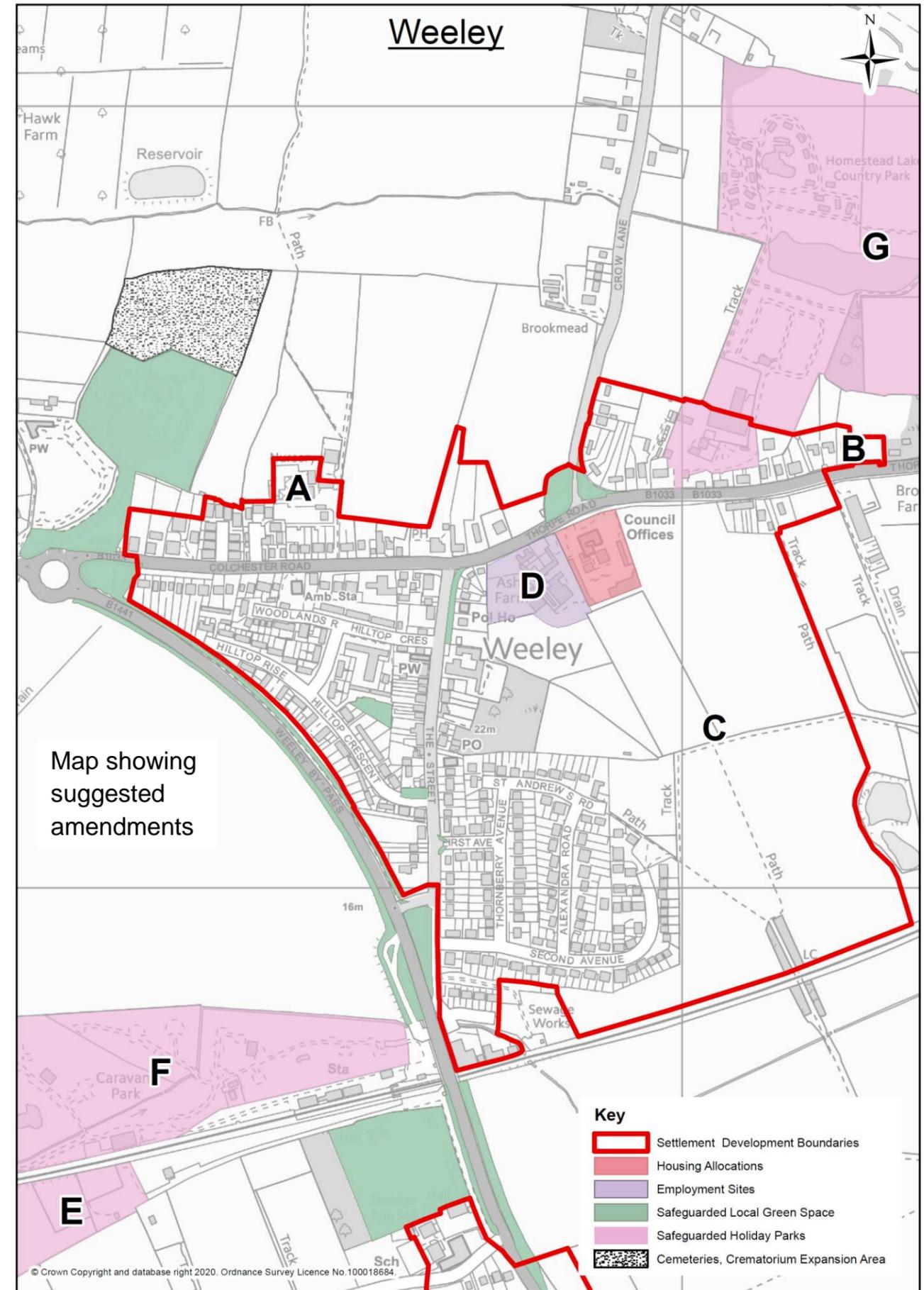
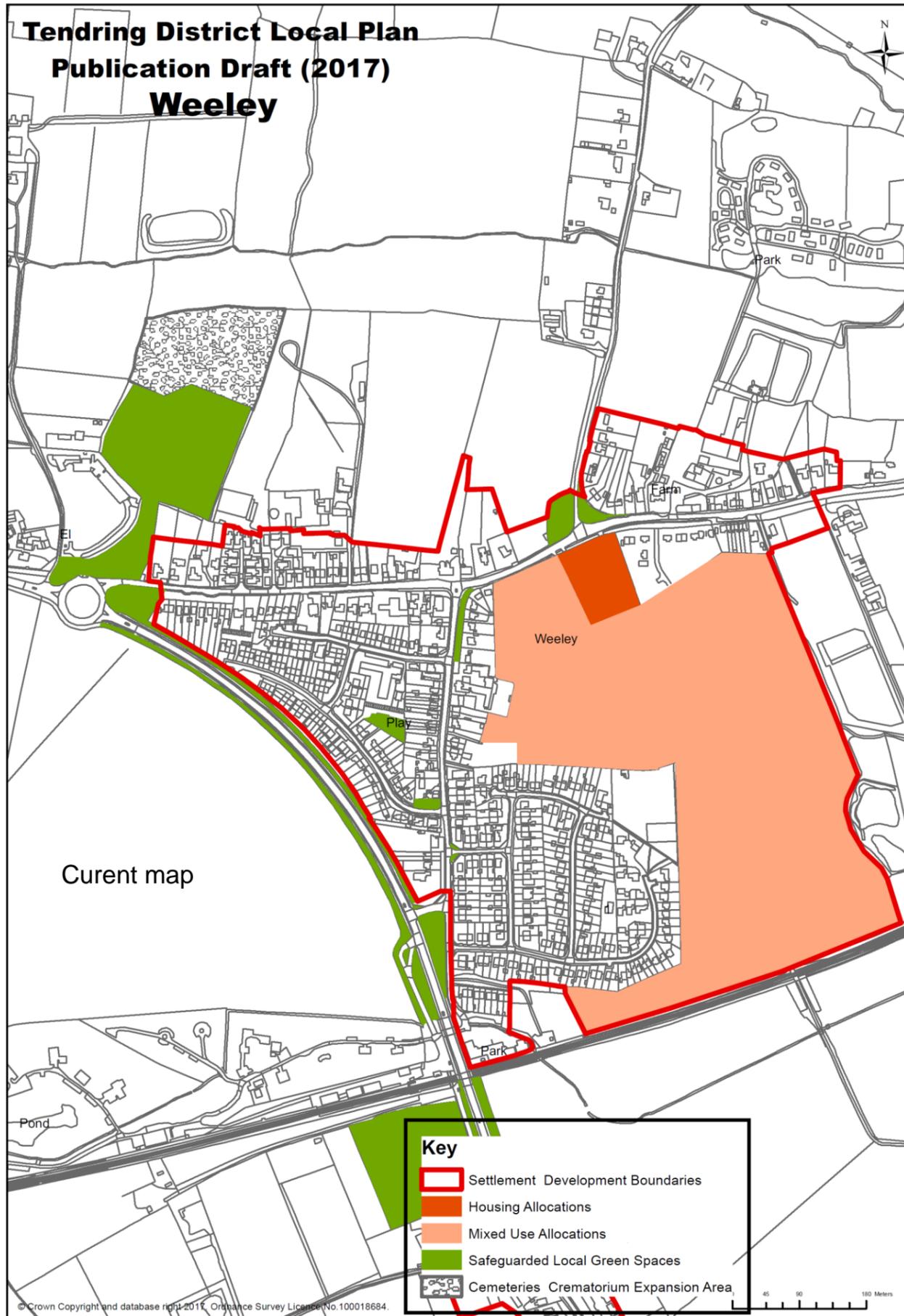
Other corrections

D. Show the land at Ash Farm as an 'Employment Site' in line with the suggested amendments to Policy PP7.

E. Show Oakleigh Park as a safeguarded holiday park in line with the suggested amendments to Policy PP11.

F. Show Weeley Bridge Holiday Park as a safeguarded holiday park in line with the suggested amendments to Policy PP11.

G. Show Homestead Lake Country Park as a safeguarded holiday park in line with the suggested amendments to Policy PP11.



Local Map B.29 Weeley Heath

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
<b>Representations from Technical Stakeholders</b>															
None received.															
<b>Representations from Businesses, Landowners and Developers</b>															
1007380	LPPuD190	St Osyth Beach Estate Ltd (c/o Catherine Pollard - Boyer Planning)	Y	Y	N	Y	N	Y	Y	H	N	We object to the proposed allocation SAMU5 because it will be inappropriately located in terms of its size, impact and viability. The development should instead be spread across both Weeley and Weeley Heath, e.g. by infilling the area to the north-west of the former Piggeries site at Willow Farm in Weeley Heath, south of Bentley Road and north of Mill Lane. Utilisation of this site in its entirety (whilst still allowing for the provision of some element of public open space) would create a link with existing planning permissions recently approved in Bentley Road (16/00186/OUT) and Mill Lane/Rectory Road (16/00183/OUT) in a suitable and sustainable manner, providing a more logical future development boundary for the heart of the settlement. This scale of development is generally in keeping with the prevailing character of the area and would avoid the extension of built development into the open countryside or the harming of the surrounding rural area.	Allocate land north-west of Willow Farm between Bentley Road and Mill Lane for residential development and include it within the settlement development boundary for Weeley Heath.	Objections to the proposed strategic allocation at Weeley are addressed elsewhere in relation to Policy SAMU5. Weeley Heath is classed as a smaller rural settlement in the settlement hierarchy whereas the larger concentration of development in Weeley village to the north is classed as a rural service centre. The separate categorisation of the two settlements, whilst being within the same Parish, reflects their relative accessibility to jobs, shops, services and facilities and, in this case, their very different character – with Weeley Heath having a far more dispersed rural character. For smaller rural settlements, only small scales of development are proposed. Planning permission has already been granted for some residential developments in Weeley Heath, including on the objector's land. The objector's additional land is not required to meet objectively assessed housing needs and would lead to a disproportionate level of development in the village which does not reflect its position within the settlement hierarchy. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033. The exclusion of the objector's land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector's Programme Officer.
1007380	LPPuD190	St Osyth Beach Estate Ltd (c/o Catherine Pollard - Boyer Planning)	Y	Y	N	Y	N	Y	Y	H	N	We object to the proposed allocation SAMU5 because it will be inappropriately located in terms of its size, impact and viability. The development should instead be spread across both Weeley and Weeley Heath e.g. further scope exists for an additional area of infill development on land to the east of Rectory Road and south of Mill Lane, lying immediately to the south of the recently approved development at the northern end of this parcel (16/00185/OUT). Used in its entirety (whilst similarly still allowing for the provision of an area of public open space and associated landscaping) this would have potential to tie in with the proposed redevelopment of the Kidbys Nursery site, which has recently been approved (16/00677/FUL) and which extends the line of development beyond the existing settlement boundary. This would also enable links to be established with the existing employment site to the south, located to the rear of the Old Rectory. As the Kidbys Nursery site and the employment area are previously developed land, development of those sites in combination with land to the east of Rectory Road and South of Mill Lane would achieve infilling between areas of existing built development without representing further incursion into the open countryside, and indeed limiting the requirement for release of greenfield land resources.	Allocate land east of Rectory Road and South of Mill Lane for residential development and include it within the settlement development boundary for Weeley Heath, including land rear of the Old Rectory.	An application 19/01201/OUT for 80 dwellings and a 150sqn retail/pharmacy unit off Bentley Road was refused by the Council in December 2019 for representing a disproportionate level of growth and an unacceptable landscape impact.	Details only available to the local authority and the Inspector's Programme Officer.
1106169	LPPuD440	Barrington, Fuller, White (c/o Peter Le Grys, Stanfords)			N	Y	N	N	N	N	Y	The Council has for a number of years supported the provision of 'aspirational' or custom built housing but few schemes have been approved. Land at Clacton Road, Weeley Heath comprises paddocks and marginal grazing land to the rear of substantial properties, entirely screened from both Clacton Road and the A133 further to the west. Development of this area for a limited number of custom built houses will have limited impact upon the rural setting of the area, while ensuring that the environment is one in which aspirational houses would be expected. Not only is the location attractive for the provision of such quality homes, it has excellent links to both Clacton-on-Sea, Colchester and beyond, entirely suitable for the business needs of the potential occupants. The site suggested is located close to the key rural settlements of both Little Clacton and Weeley, where a comprehensive range of services and facilities are available. It is also relevant to note that planning permission has been granted for the development of 22 dwellings on the adjoining Kidby's Nursery site.	Allocate land off Clacton Road, Weeley Heath for the development of custom-build houses.	Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033 without the need for significant further development around villages like Weeley Heath. Policy LP7 supports the development of self-build and custom-built homes outside of settlement boundaries but seeks to direct such developments to the urban settlements and rural services centres where there better access to jobs, shops, services and facilities.	Details only available to the local authority and the Inspector's Programme Officer.
					N	Y	N	N	N	N	Y	Application 17/02072/OUT for 5 self-build homes was refused by the Council in January 2018 and later dismissed on appeal. A further application 19/00701/OUT for the front part of the site was granted permission for three dwellings, but it is not considered necessary to extend the settlement development boundary into this location which is mainly characterised by a lower density, more dispersed form of development than the main built up area of the settlement.			

1106169	LPPuD463	Kays (C/o Peter Le Grys, Stanfords)									Land is promoted west of Clacton Road, south of Gutteridge Hall Lane, and north of Bentley Road In Weeley (including land 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. 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. 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. 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. 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.	Allocate land west of Clacton Road, south of Gutteridge Hall Lane and north of Bentley Road, Weeley Heath for residential development and open space.	Applications 16/00762/FUL and 16/00764/OUT for open space and 120 dwellings were refused by the Council in August 2017 andn was subsequently dismissed on appeal.  The Inspector for appeal APP/P1560/W/18/3195663 concluded that <i>“the scale of the housing element of the proposal would be significant in relation to the adjoining established development and would result in the urbanisation of land which is currently open in character. It would create development in depth which would be a marked departure from the essentially linear pattern of development along Clacton Road. Furthermore, most of the site’s western boundary is marked by a pos and wore fence which is not a strong landscape feature and offers no viual containment. Whilst a 5m wide landscape buffer is proposed along this boundary, I am not convinced that this would addequately assimilate the proposal into its landscape settting, even allowing for a relatively low density of residential development.”</i>  Weeley Heath as a settlement is less sustainable than Weeley itself having good access to public transport, shops and services. That proposed by the objector spreads development in an unconstrained manor into the countryside. Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs up to 2033 and the exclusion of the objector’s land from the Local Plan does not represent a soundness issue.	Details only available to the local authority and the Inspector’s Programme Officer.
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**Representations from Community Representatives**

None received.

**Representations from Members of the Public**

None received.

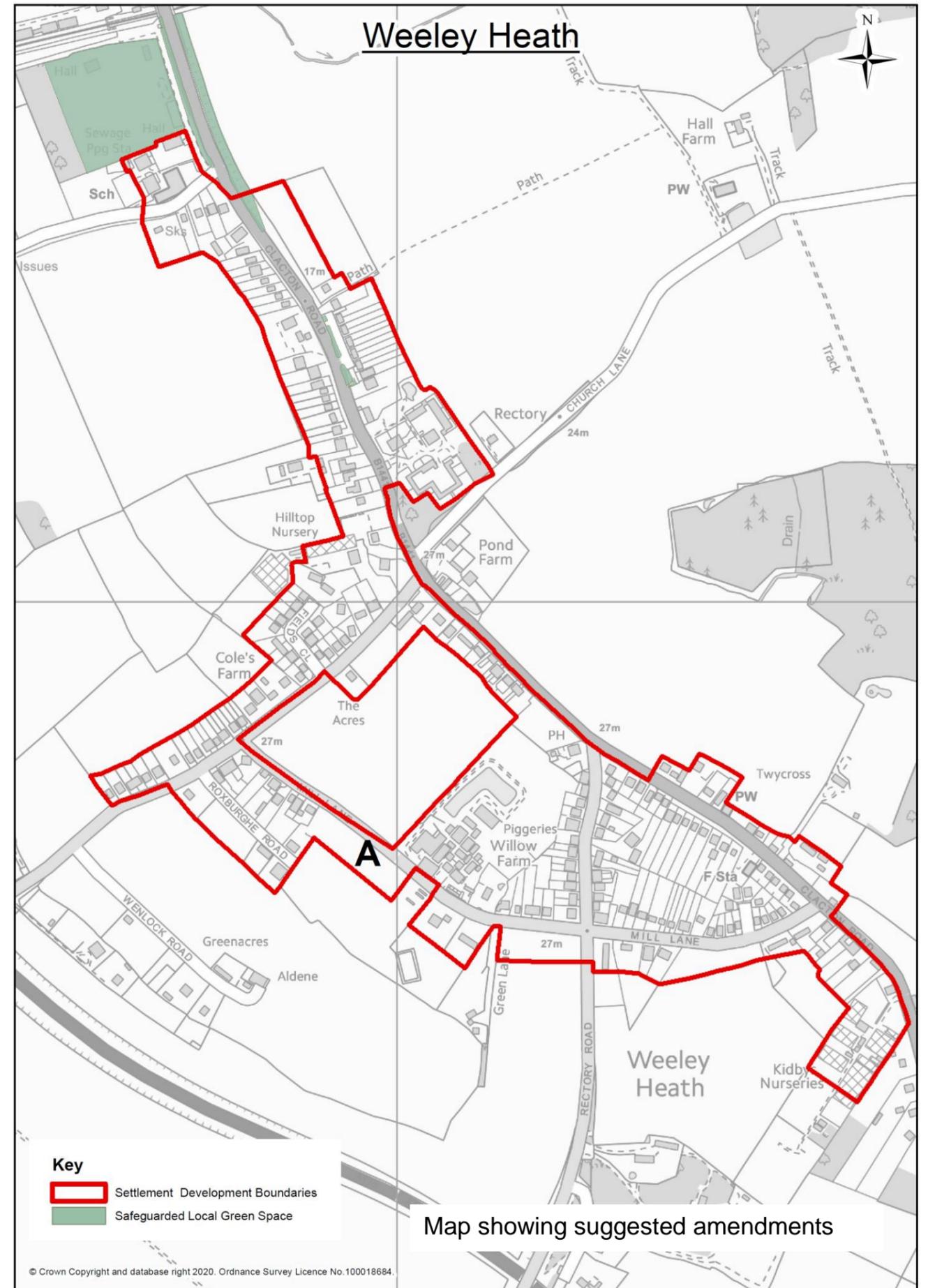
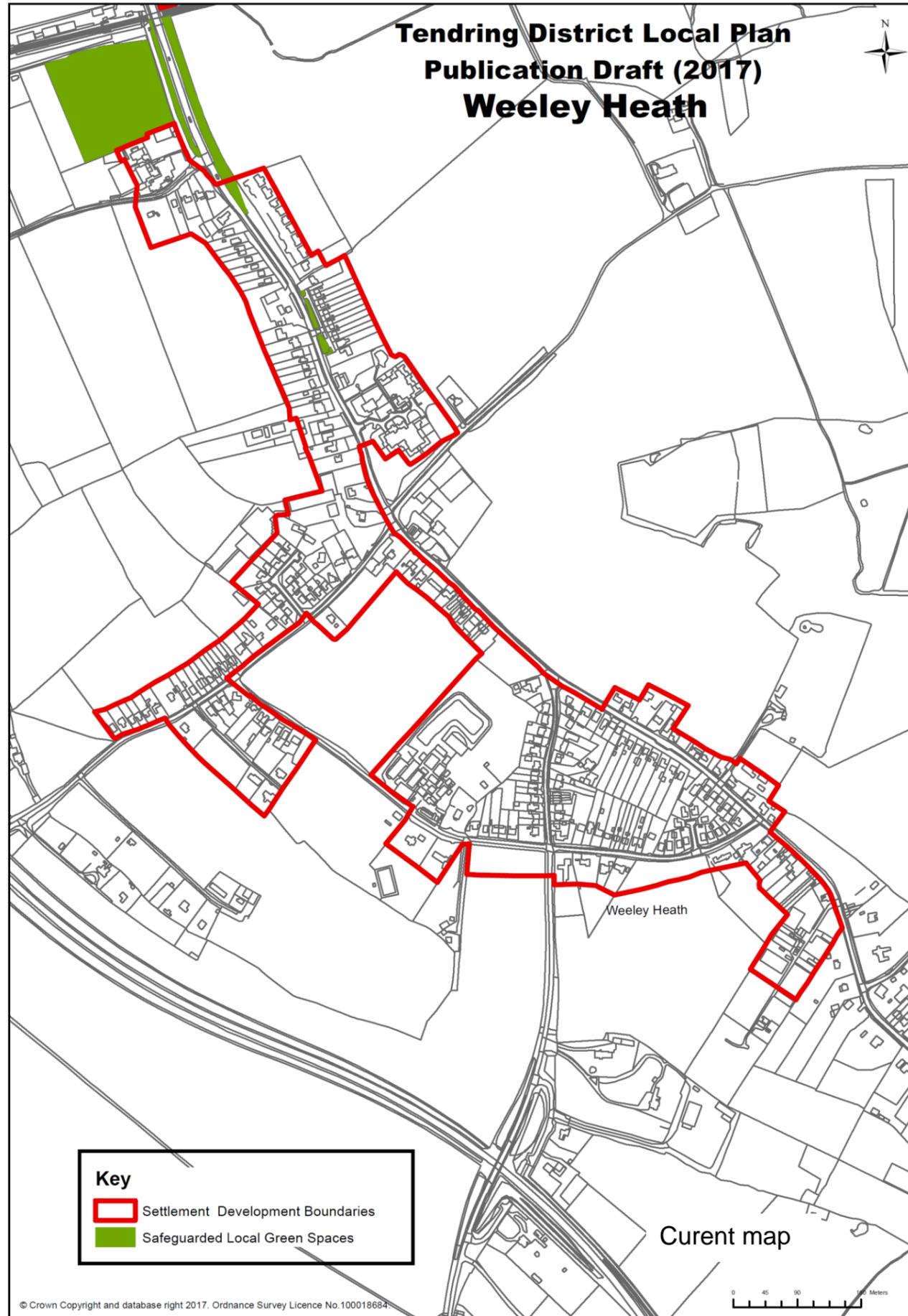
Weeley Heath is classified as a ‘Smaller Rural Settlement’ in Policy SPL1 which are considered to be the least sustainable locations for growth where there is a concern that encouraging too much development in these areas will only serve to increase the number of people having to rely on cars to go about their everyday lives. The Local Plan does however allow for some small-scale development which is sympathetic to the rural and often historic character of these settlements and that might help younger people to continue to live in the area, keep local shops and services viable and help bring balance to the ageing population. A number of developments have taken place in Weeley Heath in recent years including in Clacton Road, Mill Lane and Bentley with more expected in the coming years, including 22 dwelling at Kidby’s Nurseries (complete) and 46 at Willow Farm (Millers Green) (nearing completion).

Sufficient land has been identified in the Local Plan to meet objectively assessed housing needs in the plan period up to 2033 and none of the additional sites being promoted by landowners will be required. No modifications are suggested and Local Map B.29 is considered to be sound. An amendment to the settlement development boundary is however suggested to reflect the grant of planning permission 16/01165/OUT for 6 dwellings on land adjacent 43 Mill Lane (for which reserved matters have been approved), but to still exclude the land off Bentley Road and north of the Millers Green development from the amended boundary as the openness of this land is an important characteristic of the village.

**Suggested modifications:** Amend the Policies Map and Local Map B.29 as follows:

Changes suggested as a consequence of planning decisions

A. Extend the settlement development boundary around land at adjacent 43 Mill Lane to reflect the grant of planning permission for 6 dwellings.



**Local Map B.30 Wix**

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
<b>Representations from Technical Stakeholders</b>															
None received.															
<b>Representations from Businesses, Landowners and Developers</b>															
None received.															
<b>Representations from Community Representatives</b>															
None received.															
<b>Representations from Members of the Public</b>															
None received.															

In the absence of any specific objections to the depiction of Wix Local Map B.30, it is considered sound and no modifications are required.

## Local Map B.31 Wrabness

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
<b>Representations from Technical Stakeholders</b>															
None received.															
<b>Representations from Businesses, Landowners and Developers</b>															
None received.															
<b>Representations from Community Representatives</b>															
1007327	LPPuD209	Wrabness Parish Council	Y	Y	N	N	N	N	N	H	N	The quality of mapping on the Wrabness Map B31 requires improvement to reduce ambiguity. It has been recommended that the proposed AONB boundary is clearly delineated, in accordance with the North East Tendring on-line local plan map.	Ensure the proposed boundary for the extension of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) is clearly delineated on Local Map B.31.	The local maps currently only show those elements under control of the Local Authority such as the settlement development boundary, protected greenspaces and other locally-derived policy designations. The draft AONB extension can be found on the main policies maps and is proposed for amendment to reflect the approval of extended boundary. The Council would however not object to designations such as AONBs being shown on the Local Maps and the examining Inspector's advice could be sought.	Details only available to the local authority and the Inspector's Programme Officer.
1007327	LPPuD206	Wrabness Parish Council	Y	Y	N	Y	N	N	Y	H	N	The Parish Council are disappointed that the mapping policy does not create the right planning context for Wrabness. 0.2 ha of land west of Wrabness Village Hall should be shown as safeguarded local green space to address the shortage of public open space and to safeguard the area to be provided as part of the planning permission for 18 homes. Support of the inclusion of the Rectory Road Playing Field as currently mapped. Objection to the designation of the land north of Station Road as safeguarded Local Green Space, the land is steeply sloped and inaccessible to the public with no prospect of ever being open. Instead the station masters garden at Station Road should be denoted as safeguarded Local Green Space. We strongly recommend the designation of the Wrabness Station Yard as a local wildlife site be reviewed as it is a commuter car park in regular use as an operational yard for track and network maintenance.	Show 0.2 acres of land immediately west of Wrabness Village Hall as proposed Safeguarded Local Green Space. Delete the Safeguarded Local Green Space notation from the railway cutting north of Station Road. Reconsider the designation of Wrabness Station Yard as a Local Wildlife Site.	All suggested changes supported.	Details only available to the local authority and the Inspector's Programme Officer.
<b>Representations from Members of the Public</b>															
None received.															

The Council has no objection to the changes suggested by Wrabness Parish Council – namely the deletion of the open space notation north of Station Road; the inclusion of open space on land west of the village hall to reflect the area shown on the indicative drawings in support of application 15/01737/OUT for 18 dwellings; and the deallocation of Station Yard as a Local Wildlife Site given its use as a commuter car park and operational yard for track and network maintenance. The proposed extension to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty is shown on the main policies maps and can now be updated to reflect the Secretary of State's approval. Designations like this are shown on the main policies map and not Local Maps, but if the Inspector considers that they should also be shown on Local Maps, the Council would have no objection to making this change.

**Suggested modifications:** Amend the Policies Map and Local Map B.30 as follows:

- A. Delete the Safeguarded Local Green Space designation from the railway cutting north of Station Road.
- B. Show, as Safeguarded Local Green Space, the area of land west of the village hall shown to be provided as open space on the indicative layout plan in support of application 15/01737/OUT.

