

Business, Landowners & Developers

General Business



RECEIVED
07 JAN 2013

**Tendring District Local Plan:
Proposed Submission Draft (2012)**

REPRESENTATION FORM

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:

Adnan Fuller

If an organisation, please provide a contact name:

E-mail:

Tel No:

Address (put the organisation address if relevant):

Post Code:

If you are an agent acting on behalf of someone please provide your details here

Name of agent: *JONATHAN REUBIN*

If an organisation, please provide a contact name:

E-mail:

Tel No:

Address (put the organisation address if relevant):

Post Code:

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support Object (Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **"Positively Prepared"** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **"Justified"** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **"Effective"** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **"Consistent with national policy"** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
	<i>See attached</i>

**Tendring District Local Plan
Proposed Submission Draft (2012)**

REPRESENTATION FORM

The plans attached to the proposed submission draft shows an extension to a county wildlife site to the south of Edward Road Thorpe le Soken.

This site comprises a former field now partially covered with very poor quality self seeded shrubs and trees of not importance and scrub land. It is an unattractive former open space which has been left unmanaged by its previous owner. There is no reason given for this and appears to be an arbitrary or random proposal

This proposal is therefore unjustified and ineffective and therefore neither a positive nor consistent with National Policy.

--	--

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes

No

(Please tick one box)

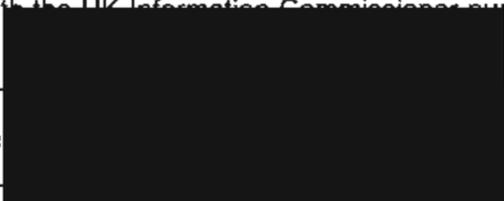
If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

To make a positive contribution to ensure a workable and effective plan is produced.

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Sign 	Date: 4/1/13
---	--------------

All representations must be received by the Council no later than 16:00 on Monday 7th January 2013. Any submissions received after this deadline cannot be considered.

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.

Mary Foster

From: Ed Kemsley [REDACTED]
Sent: 07 January 2013 12:38
To: 'planning.policy@tendringdc.gov.uk'
Cc: David Stephenson
Subject: FW: Draft Local Plan Consultation: Amended Comments on Behalf of Wm Morrison Supermarkets
Importance: High
Attachments: Tendring 07 Jan 2013.pdf

Dear Sir/Madam

Further to the email below and letter dated 04 January 2013, please find attached **amended** representations on behalf of our client Wm Morrison Supermarkets to the draft Local Plan.

I trust these comments will be taken into account in the next stage of the Local Plan process.

Please do not hesitate to contact me should you wish to discuss

Kind regards

ED KEMSLEY

Senior Associate, Peacock and Smith Ltd
Second Floor



This e-mail is for the use of the intended recipient(s) only. If you have received this e-mail in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not use, disclose or distribute this e-mail without the author's prior permission. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. If you are the intended recipient and you do not wish to receive similar electronic messages from us in future then please respond to the sender to this effect

Registered address: Westwood House, 78 Loughborough Road, Quorn, Leicestershire, LE12 8DX
Registration No. 0130 6847]

From: David Stephenson
Sent: 04 January 2013 10:26
To: 'planning.policy@tendringdc.gov.uk'
Cc: Michael Van Den Berg
Subject: Draft Local Plan Consultation: Comments on Behalf of Wm Morrisons
Importance: High

Dear Sir/Madam

Please find attached representations on behalf of our client Wm Morrisons to the draft Local Plan.

I trust these comments will be taken into account in the next stage of the Local Plan process.

Please do not hesitate to contact me should you wish to discuss.

01/02/2013

Regards

DAVID STEPHENSON

Senior Planner, Peacock and Smith Ltd

[Redacted]

[Redacted]

[Redacted]



[This e-mail is for the use of the intended recipient(s) only. If you have received this e-mail in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not use, disclose or distribute this e-mail without the author's prior permission. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. If you are the intended recipient and you do not wish to receive similar electronic messages from us in future then please respond to the sender to this effect

Registered address: Westwood House, 78 Loughborough Road, Quorn, Leicestershire, LE12 8DX
Registration No. 0130 6847]

DS/1732A/01(07Jan13)Tendring

Planning Policy
Tendring District Council
Council Offices
Thorpe Road
Weeley
CO16 9AJ

07 January 2013

Dear Sir/Madam

**TENDRING DISTRICT COUNCIL DRAFT LOCAL PLAN
AMENDED COMMENTS ON BEHALF OF WM MORRISON SUPERMARKETS PLC**

We write on behalf of our client, Wm Morrison Supermarkets plc ('Morrison's') and would like to thank you for providing us with the opportunity to comment on Draft Local Plan which is currently out for consultation. Please can you accept this letter as a replacement to that submitted on 04 January 2013 as we include a further comment below under the penultimate paragraph.

Morrison's are major food and grocery superstore retailers, who operate three stores in Tendring at Centenary Way, Little Clacton, Waterglade Retail Park, Clacton and Iconfield Park, Harwich.

Our client is concerned that paragraph 6.45 of the draft Local Plan identifies the Morrison's site at Centenary Way as forming part of Policy PRO14, which relates to the safeguarding and promotion of employment land for B1 (b & c), B2 and B8 use. The sites proposed allocation for employment use is confirmed on the draft Proposals Map.

The driver for this policy appears to be the Local Plan objective to create approximately 4,000 new jobs to at least match the number of new homes expected to be built between 2011 and 2021 (Para. 2.5).

Paragraph 22 of the National Planning Policy Framework (NPPF) clearly states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. We can confirm that the site is subject to a long term lease and our client has no redevelopment plans for the site. For the avoidance of doubt, Morrison's intend to continue trading at this site and anticipate that the site will continue in A1 Retail use throughout the Plan period.

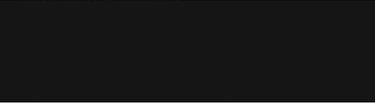
In light of the above, we strongly object to the allocation of the Morrison's site at Centenary Way for employment use on the basis that it is unjustified, undeliverable and contrary to paragraph 22 of the NPPF.

Managing Director: Peter R.B. Wood Dip TP, MRTPI
Directors: Chris Creighton BA (Hons), MTP, MRTPI
Mark Eagland BA (Hons), MTP, MRTPI
Senior Associates: Cassie Fountain BA (Hons), Dip TP, MRTPI
Ed Kemsley BA (Hons), Dip TP, MRTPI
Steve Buckley BA (Hons), BPI, MRTPI
Anthony Ferguson MA (Hons), MRTPI
Associate: Sarah Worthington MPhil (EnvP), MAUED, MRTPI
Consultant: Robert Smith Dip TP, MRTPI

In addition, we also object to the employment allocation of the Morrisons store at Harwich on the same grounds as above. We note this site is also allocated for employment use as identified within the Draft Local Plan Proposals Map, although not specifically referenced within the actual statement or policy.

If you have any queries or require any further information, please do not hesitate to contact David Stephenson at the above office. In the meantime, we would be grateful if you could ensure that Peacock and Smith remain on the consultation database on behalf of Morrisons to be informed of the outcome of this consultation stage.

Yours faithfully



PEACOCK & SMITH

Mary Foster

From: Vincent Gabbe [REDACTED]
Sent: 04 January 2013 10:39
To: Planning.policy
Subject: Tendring District Local Plan Proposed Submission Draft - Representations
Attachments: Anglia Maltings Holdings Representations 4-1-13.pdf

Dear Sirs

Please find attached representations to the above document, submitted on behalf of Anglia Maltings (Holdings) Ltd. I would be grateful if you could confirm safe receipt of this e-mail and the attachment.

Kind regards

Vincent Gabbe MRTPI
VRG Planning Ltd



Anglia Maltings (Holdings) Ltd

Representations to Tendring
District Local Plan Proposed
Submission Draft

January 2013

VRG Planning Ltd

Section of Plan: Policy MLM2 & Proposals Map

Support or Object: Object

Reason for Objecting: Not considered to be justified or consistent with National policy

Comments:

1. Summary:

Policy MLM2 and the proposals map propose to designate the Edme site as an employment site. This designation will be highly inflexible, ignores planned mixed use development that has been the subject of long standing discussions with the Council, and fails to recognise both the presence of Listed Buildings and the constraints of the Conservation area.

2. Site limitations:

The Edme site is highly constrained. This has been widely documented through representations to the previous Local Plan Review and recent planning applications. Some of the constraints may be summarised as follows:

- 2.1 The No. 2 Maltings is a Listed building with high costs of ongoing maintenance.
- 2.2 Structures such as the Edme Chimney occupy a large area of the site, but cannot be used for employment purposes.
- 2.3 The Manningtree & Mistley Conservation Area Management Plan indicates that smaller buildings such as the existing 'houses' must front the High Street. This again prevents the delivery of buildings that can house a production line or similar employment accommodation.
- 2.4 The existing production buildings are dated and thus have high running costs; this represents a significant burden to Edme as a business in a highly competitive European market for food ingredients.

2.5 The existing buildings, due to their age and design, require expensive investment to meet hygiene requirements which are regularly up-rated.

2.6 The site is constrained in terms of lorry access, but the scope to address this is limited by the need to retain existing buildings.

3. Edme competitive position:

3.1 For the reasons set out in section 2 above, the viability of the Edme business at the existing site is finely balanced. Edme previously intended to relocate to another site, in order to address challenges to its business and to deliver the accommodation it needs. The decision to relocate has been deferred due to recent market conditions. However, it will become necessary to re-visit that decision if the Company's attempts to re-plan the existing site cannot be brought to fruition economically.

3.2 Edme, having deferred a decision on moving site, has invested circa £1.5m on upgrading lines in order to meet increasingly stringent hygiene requirements. Due to the constraints of the old buildings, the capital cost is estimated as being circa 30% higher than if invested within purpose built modern accommodation.

4. Impact of Listed buildings and the Conservation area:

4.1 The proposed policy for the Edme site ignores the challenge presented by existing buildings such as the No 2 Maltings. This is a Listed Building, the upper floors of which are in poor condition, and have remained unused for many years. The Manningtree & Mistley Conservation Area Management Plan states that the building is 'in urgent need of rehabilitation' and recognises the potential need for residential use in order to secure its future. The building has been marketed since 2006, but no employment occupiers have expressed any interest. The only interest has been from a single wholesale retailer, which could not be accommodated due to the requirement for extensive car parking. Residential use is clearly the only

option if the building is to be brought back into productive use, rather than remaining a vacant and slowly deteriorating historic asset. The proposed plan policies should seek to plan positively for the future of such buildings.

4.2 It is noteworthy that Edme has invested £125,000 in 2011 to re-roof No.2 Maltings, with no economic return.

4.3 In relation to the Edme Chimney, this is a prominent landscape feature. As a result of the need to reduce maintenance costs, an application to demolish the chimney was made, but this was refused. Again, Edme has an ongoing maintenance liability with no economic return.

4.4 In relation to the Mistley High Street frontage and Edme offices, there are three 19th Century / early 20th Century houses on the south-side of Mistley High Street, currently used as offices. English Heritage and Tendring District Council have stated, in discussions with Edme, that these houses must be maintained as individual buildings in order to preserve the character of the High Street. Implicitly this means that, other than for inefficient office use, the long-term future of these buildings must be residential. That being the case, any residential use will require clearance of adjacent industrial buildings in order to provide gardens or back yards and off-street parking.

5. Conclusion:

5.1 The existing adopted Local Plan identifies the Edme site as a mixed use area and allocates the site for the delivery of 100 dwellings (see policies LMM1 and Appendix 2). An independently appointed inspector determined this policy approach to be most appropriate following detailed consideration of evidence presented at the Local Plan Inquiry in 2006. The existing adopted policy recognises the need for a flexible approach to the future of the site.

- 5.2 Edme's operational needs as an employer require that the site can be developed flexibly, and that full value from the site can be used to support ongoing investment.
- 5.3 No argument has been advanced for a change in the existing designated usage. The previous policy should therefore be re-instated.

Speaking at Examination: Yes

Reason for Speaking at Examination: AMH represents a key local business, which considers that its needs have been ignored and the draft policies do not meet the tests of soundness. The inquiry represents the only remaining means of fully articulating its needs and demonstrating why the draft policies are not considered to be sound.

Section of Plan: Policy MLM2, MLM 4, MLM5 & Sustainability Appraisal Of Third Party Housing and Employment Sites & Proposals Map

Support or Object: Object

Reason for Objecting: Not considered to be justified or consistent with National policy

Comments:

1. The Sustainability Appraisal of Third Party Housing and Employment Sites does not present a factually accurate representation of the Edme site and cannot be considered a sound technical base for preparation of the plan. In particular, the following statements require correction:
 - 1.1 The title refers only to the Thorn Quay Warehouse (spelt incorrectly), but the commentary refers to the whole Edme site. It is important to note that the Thorn Quay Warehouse is not the only part of the Edme site that has potential to accommodate dwellings. Residential development within the No 2 Maltings presents the only means of bringing the building back into productive use. The study should therefore clearly identify that it is considering the whole Edme site.
 - 1.2 The commentary states that the site can accommodate 50 dwellings, but the basis of this is not explained and it is not clear to which area this relates.
 - 1.3 Adverse ratings have been awarded in relation to inward investment and regeneration. This seems astonishing, given the highly constrained nature of the existing buildings and the ongoing efforts by the new investors to retain Edme at the site since acquiring the business in 2005.
 - 1.4 An adverse rating is awarded in relation to pollution, but this unexplained and entirely without foundation.

- 1.5 An adverse rating is awarded in relation to reducing greenhouse gas emissions, again this is unexplained and without foundation. It should be noted that Edme's location both within a grain-growing area and Harwich and Felixstowe enables sustainable exports of finished food products.
- 1.6 An adverse rating is awarded in relation to reducing the risk of flooding. However, the Flood Risk Assessment submitted with the current planning application for the Thorn Quay Warehouse demonstrates that no such concerns exist.
- 1.7 Adverse ratings are awarded in relation to biodiversity and protecting environmentally sensitive sites. The Ecology Assessment submitted with the planning application for the Thorn Quay Warehouse demonstrates that this is unfounded.
- 1.8 The commentary states that the proposals for the site would result in a loss of jobs in the district. This is entirely untrue and without any foundation.
- 1.9 The commentary omits to note that planning permission has been granted to convert the Abbey House and to create a total of 6 new dwellings on the south-side of the High Street.
- 1.10 The commentary omits to note that English Heritage and Tendring District Council have stated that the three 19th / early 20th century brick built houses, currently used as offices, were originally built as dwelling houses. Their long-term best use will be to revert as dwellings.
- 1.11 The commentary omits to note that the proximity to Mistley Station enhances the availability for residents to travel to work by public transport.
- 1.12 The commentary concludes that the site is not sustainable. However, the site is highly sustainable. It is an underused brownfield site in a sustainable location. The Thorn Quay Warehouse in particular is vacant.

2. It appears that every opportunity has been taken in the appraisal to award negative ratings to the Edme site. This has resulted in green field land that is remote to public transport being recommended for development in favour of a genuinely sustainable site. The findings cannot therefore be considered either accurate or sound. The inaccurate findings of the SA have been used to justify the housing allocations contained in policies MLM4 and MLM5. The positive attributes of the Edme site as a potential site for housing have been overlooked.

3. The inaccuracies in the SA must be corrected before the draft plan progresses any further. In addition, the proposed housing allocations for Manningtree, Mistley and Lawford need to be revisited in the light of the skewed policies that have resulted from these inaccuracies. It is considered that the Edme site should be allocated in preference to other green field sites referred to in policies MLM4 and MLM5.

Speaking at Examination: Yes

Reason for Speaking at Examination: AMH represents a key local business, which considers that its needs have been ignored and the draft policies do not meet the tests of soundness. The inquiry represents the only remaining means of fully articulating its needs and demonstrating why the draft policies are not considered to be sound.

Section of Plan: Policy MLM2, MLM 4, MLM5 & Strategic Housing Land Availability Assessment & Proposals Map

Support or Object: Object

Reason for Objecting: Not considered to be justified or consistent with National policy

Comments:

1. The SHLAA does not present a factually accurate representation of the Edme site and cannot be considered a sound technical base for preparation of the plan. In particular, the following statements require correction:
 - 1.1 It is not clear why the Edme site has been assessed together with land owned by TW Logistics. The two sites are entirely different and the appropriate conclusions in relation to each will differ.
 - 1.2 Contamination is referred to as a 'major issue', but documentation submitted with the planning application for the Thorn Quay Warehouse demonstrates that this is not a significant constraint to development. In addition, contamination issues have been adequately addressed in the recent planning permission granted for the six new dwellings around the Abbey House.
 - 1.3 The document states that 'Development is unlikely to be viable in the current economic climate'. This is entirely without foundation.
 - 1.4 The commentary states that 100 dwellings could be delivered towards the end of the plan period, but the phasing section then concludes that no dwellings would be delivered within the plan period. This is clearly highly inconsistent.

- 1.5 The finding that 100 dwellings can be delivered at the site within the plan period is supported. However, the document should be clear that these dwellings would be located at the Edme site.
- 1.6 Paragraph 6.42 of the SHLAA states that 'The assessment identifies no dwelling potential from within the existing urban area of Manningtree and Lawford so the 150 dwelling target will need to be met from greenfield urban extensions. The proposal for the Dale Hall area will deliver this target.' It is not clear why Mistley is not considered together with Manningtree and Lawford, as at Policy SD2 of the draft Local Plan and also within the adopted Local Plan. Sustainable brownfield land is available for development at the Edme site in Mistley, but has been ignored by the conclusions in favour of recommending green field development.
2. The inaccuracies in the SHLAA must be corrected before the draft plan progresses any further. In addition, the proposed housing allocations for Manningtree, Mistley and Lawford need to be revisited in the light of the skewed policies that have resulted from these inaccuracies. It is considered that the Edme site should be allocated in preference to other green field sites referred to in policies MLM4 and MLM5.

Speaking at Examination: Yes

Reason for Speaking at Examination: AMH represents a key local business, which considers that its needs have been ignored and the draft policies do not meet the tests of soundness. The inquiry represents the only remaining means of fully articulating its needs and demonstrating why the draft policies are not considered to be sound.

Section of Plan: Policy MLM2, Assessment of Mistley Port & Proposals Map

Support or Object: Object

Reason for Objecting: Not considered to be justified or consistent with National policy

Comments:

1. The study 'Assessment of Mistley Port' is listed as evidence base informing the Local Development Framework.
 - 1.1 The report was commissioned by the Council and undertaken by Adams Hendry to inform the Mistley SPD, which is no longer being prepared as a policy document. The study is distinguished by its uncritical stance to the propositions of need advanced to its authors by TW Logistics largely on the basis of undisclosed or unchecked data. Many of the claims about the need for expansion land are either exaggerated or contrary to the available evidence.
 - 1.2 The Adams Hendy report was not circulated in draft, and therefore no critical examination was made of its assertions. In particular the study contains 2 important omissions. First, no analysis was undertaken of the tonnage of material received on site by road, and then transported off site by road, activity which is therefore not port-related. Second, the nature of cargoes was not examined, with no assessment of the relative value or sustainability of the cargoes being handled.
 - 1.3 The report suggests that the existing Thorn Quay Warehouse is suitable for use by the port. The authors of the report appear to be unaware of the substantial shortcomings that the present dilapidated warehouse has for port or any other storage or employment use. The floor to ceiling heights at quay floor and above are very sub-standard and the floor area is impeded by many columns. It can only be used for long term storage of bulk goods and they can only be unloaded or removed with time and labour consuming difficulty. It is simply outmoded and inflexible space.

- 1.4 The Thorn Quay Warehouse has been fully surveyed by the port operator TWL, but no proposal for conversion has been advanced by TWL over the last two years, and no request was made for a lease to convert the building for port use.

2. Anglia Maltings (Holdings) Ltd, owners of Edme, has extensive experience of using Mistley port for shipment of bulk malt. It is noted that the considerable opportunity to improve facilities for handling of grain for human consumption already exists but these have not been advanced by the port operator. As a result the utilization of the bulk grain stores is about 76% of capacity. In addition, the port operator has not dredged the port, with the result that the size of vessels that the port can accommodate has decreased over recent years.

3. For the above reasons, the applicants do not consider that the study can be used to inform planning policies. Rather than addressing these points, the draft Local Plan ignores the future of the Thorn Quay Warehouse. The Thorn Quay Warehouse should be allocated as housing, together with the remainder of the Edme to accommodate 100 dwellings within the plan period. The area should remain as mixed use.

Speaking at Examination: Yes

Reason for Speaking at Examination: AMH represents a key local business, which considers that its needs have been ignored and the draft policies do not meet the tests of soundness. The inquiry represents the only remaining means of fully articulating its needs and demonstrating why the draft policies are not considered to be sound.

Mary Foster

From: Frances Young [REDACTED]
Sent: 07 January 2013 14:36
To: Planning.policy
Cc: Shaw, Ruth; Margaret Baddeley
Subject: Tendring District Local Plan Proposed Submission Draft- Representations on behalf of Bourne Leisure Ltd. [NLP-DMS.FID57724]
Attachments: Tendring District Local Plan Proposed Submission Draft_ Representations on behalf of Bourne Leisure .PDF
Planning Policy
Tendring District Council

Tendring District Local Plan Proposed Submission Draft- Representations on behalf of Bourne Leisure Ltd.

On behalf of our client, Bourne Leisure Ltd, we attach representations on the draft Tendring District Local Plan Submission Draft, which is currently out to consultation until 7 January, 2013. Comments relate to the draft Positive Vision and to Transport and Accessibility, Tourism, Flood Risk, Coastal Protection and Nature Conservation policies.

I would be grateful if you would confirm receipt of these representations.

Please do not hesitate to contact me should you require any further information or clarification.

Regards

Frances Young

Frances Young
Senior Planner

[REDACTED]

[REDACTED]  



This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 Think of the environment. Please avoid printing this email unnecessarily.



**Tendring District Local Plan:
Proposed Submission Draft (2012)
REPRESENTATION FORM**

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation: Bourne Leisure Ltd.

If an organisation, please provide a contact name:

E-mail:Tel No:

Address (put the organisation address if relevant)Post Code:

If you are an agent acting on behalf of someone please provide your details here

Name of agent: Nathaniel Lichfield and Partners

If an organisation, please provide a contact name: Margaret Baddeley

E-mail: [REDACTED] Tel No: [REDACTED]

Address (put the organisation address if relevant): [REDACTED]
[REDACTED]

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support Object * (Please tick one box)

***Please see below details of which policies and paragraphs Bourne Leisure supports or objects to.**

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **“Justified”** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
<p>The Positive Vision for Tendring</p>	<p>Introduction</p> <p>By way of background to these representations, Bourne Leisure is an important tourism operator, with more than fifty holiday sites in the UK, in the form of holiday parks, family entertainment resorts and hotels, which are managed by a number of subsidiary companies which include Haven, Butlins and Warner Leisure hotels. Bourne Leisure operates the Orchards Holiday Park in Tendring, which was designated on the Local Plan Proposals Map (2007) as a caravan and chalet park and is identified as a safeguarded holiday park on the Policies Maps accompanying the consultation document.</p> <p>The Positive Vision for Tendring</p> <p>Bourne Leisure considers that it is vitally important that the Positive Vision for Tendring fully recognises the overall importance of tourism to the District. Paragraph 3.33 of the draft local plan notes that tourism is worth more than £276 million to Tendring’s economy and cross-refers to the Council’s Employment Study, which suggests that a significant proportion of new jobs in the District will come from tourism, provided that an appropriate range of tourist attractions and holiday accommodation is provided. Moreover, paragraph 3.35 of the draft local plan recognises that the Local Plan has an important role to play in facilitating the kinds of development that will contribute towards economic growth, by means of</p>

supportive policies.

Bourne Leisure notes that the Positive Vision for Tendring District currently states:

"In 2021, Tendring will be a vibrant, healthy and attractive place to live, work and visit. It will have a thriving, resilient and prosperous economy making sustainable use of its natural assets, maritime connections and popularity as a visitor destination..."

In addition, the Vision states:

"Clacton-on-Sea will have seen the greatest change over the last 20 years having been reinvented as a 21st Century year-round resort".

Bourne Leisure strongly supports Tendring being an important visitor destination, but considers that in addition, in order to meet the test of soundness (effective and consistent with national policy) specific reference should also be made in the Positive Vision and the supporting text to the wider, future economic role of tourism and its importance for creating employment in the District as a whole, and for revitalising and maintaining its rural economies and its communities. In addition, Bourne Leisure considers that the wording of the Positive Vision should be revised to specifically refer to existing tourism accommodation and facilities having been enhanced, and new tourism accommodation and facilities having been provided, such that the tourism season has been extended and Tendring has become a year round tourism destination attracting a wide range of visitors.

The Company also considers that to be effective, and to reflect the key issue identified on page 26 of the draft local plan of anticipating flood risk and climate change, the Positive Vision for Tendring should refer to the District having adapted to climate change; the supporting text should then explain the mitigation of its worst effects *inter alia* by allowing landowners and tourism business operators to maintain and improve coastal defences, in order to protect and continue their tourism activities.

Delivering Sustainable Development

Policy SD8: Transport and Accessibility

Delivering Sustainable Development

Policy SD8: Transport and Accessibility states that the Council will work with its partners to improve accessibility and capacity, promote sustainable transport and reduce dependence on the private car. The policy also notes at paragraph 3 that proposals will be assessed, on their individual merits, against the measures to satisfy the proposed prioritised hierarchy of transport modes, which includes walking and providing access for people of all abilities; cycling; public transport; powered two wheelers; commercial vehicles and cars (shopping and visitors).

Whilst Bourne Leisure in principle supports the inclusion of a policy on sustainable transport, the Company would point out that in relation to tourism uses, there is often no feasible alternative, other than the private car, for reaching more remote areas. Bourne Leisure therefore considers that to meet the test of soundness (effective) Policy SD8 and its supporting text should recognise the special circumstances relating to tourism uses and their need to be accessible by private car.

Tourism

Tourism

Paragraph 3.33 and Policy PR07

Bourne Leisure supports the Council's Tourism Strategy which is referred to at paragraph 3.33 of the draft local plan as incorporating four key objectives, namely to: increase visitor spending and length of stay; attract higher spending visitors; and improve the perception of Tendring as a tourism destination. Bourne Leisure

considers that key to achieving these objectives will be the provision of a wide range of high quality visitor accommodation and that this should be supported through positive planning policies.

Policy PRO7: Tourism

Bourne Leisure supports Policy PR07, which seeks to attract visitors to the Tendring District by supporting proposals for new and improved tourism attractions and leisure facilities *inter alia* in holiday parks.

Bourne Leisure then notes that the last paragraph of Policy PR07 states:

"To maintain and deliver a range of accommodation that meet the varying needs, demands and expectations of potential visitors to the Tendring District, proposals that involve the creation, improvement or potential loss of visitor accommodation will be judged against policies PRO8, PRO9 and PR10..."

The Company comments below on Policy PR09: Holiday Parks.

Holiday Parks

In relation to holiday parks, paragraph 3.38 of the draft local plan recognises their very important role in the District's tourism economy, whilst paragraphs 3.38 and 3.40 recognise recent trends in requirements for holiday parks and demands for better standards of layout and spaciousness. Bourne Leisure has itself experienced increased demand for higher quality accommodation and facilities and for improved park standards, services, entertainment and eating establishments; the Company has responded by upgrading its sites and facilities. In addition, this has enabled a move towards more extensive use at off-peak times and opportunities to extend the tourism season.

The Company notes that the significant benefits of holiday parks to the local economy are also set out in the Tendring Holiday Park Sector Review undertaken by Hotel Solutions in 2009, as part of the evidence to the then emerging Tendring Core Strategy. Paragraph 2.1.3 of the Report notes that each caravan holiday home generates spend of between £6,305 and £17,952 in the local economy and that every two caravan holiday homes supports one rural job in terms of both direct and indirect spend. Clearly the benefits of holiday parks to the Tendring tourism offer should be fully recognised and supported through positive planning policies to enhance and extend them.

Bourne Leisure then strongly supports paragraph 3.40 of the draft local plan which states that the Council will support proposals for both safeguarded and any other existing holiday park sites to extend onto adjoining undeveloped land outside of any defined settlement development boundaries as long as it ensures that the overall layout, amenity, appearance and quality of accommodation will be improved for the entire site (both the existing site and the area proposed for expansion) as part of a comprehensive programme. In Bourne Leisure's view, this approach is particularly important where existing sites are affected by flooding or coastal erosion and expansion onto adjoining land (including existing open space), which is not affected by coastal erosion/ flooding would help to ensure the future viability of the business. However, the Company considers that paragraph 3.40 should also confirm that the expansion of sites will be permitted within the Coastal Protection Zone, provided that it accords with Policy PLA2.

Policy PR09: Holiday Parks

Bourne Leisure therefore strongly supports bullet points one and two (un-numbered) of paragraph 3 of Policy PR09: Holiday Parks which state that the

Paragraph 3.40 and
Policy PR09

Council will support proposals for:

- *“The extension of safeguarded sites or other existing sites onto adjoining land provided that development would result in improvements to the overall layout, amenity, appearance and quality of accommodation over the whole site; and*
- *Improvements to the range and quality of attractions and facilities at safeguarded sites and other sites.”*

This policy support for the extension and improvement of holiday parks reflects the conclusions of the Holiday Park Study undertaken by Hotel Solutions, (October 2009), which specifically recognised the need to upgrade holiday parks to meet ever more demanding market requirements; and to expand holiday parks to ensure a material improvement to the overall layout, amenity and appearance of the site.

Holiday Occupation

Bourne Leisure objects to the proposed wording of paragraph 5 of Policy PR09 in relation to holiday occupation, as it is considered too restrictive. Paragraph 5 currently states:

“To ensure that caravans and chalets are not used as residential dwellings, their occupation will only be permitted between 1st March in any one year and 14th January in the subsequent year (inclusive). Occupancy will be further restricted to the period 1st March to 31st October in any one year where the site:

- i *Lacks the necessary and appropriate infrastructure and services for longer occupation; or*
- ii *Is located in an area of flood risk or in the vicinity of a site designated for nature conservation”.*

Whilst Bourne Leisure acknowledges that some holiday accommodation is not suitable for permanent occupation and that a period of closure is required to undertake necessary maintenance works, the Company considers that greater flexibility should be provided. The Company therefore considers that in order to meet the test of soundness (effectiveness), Policy PR09 should be revised, to only state that the occupancy period will be controlled by use of planning conditions and that account will be taken of the site's location and quality of accommodation provided, whilst recognising the need for some break in occupancy to prevent permanent occupation.

The report by Hotel Solutions referred to above suggests at paragraph 23 that local planning authorities could attach conditions to planning permissions for holiday parks to ensure that they are used for holiday purposes only, but that with better caravan standards and the trend towards tourism as a year round activity, authorities should give sympathetic consideration to applications to extend the opening period. The Hotel Solutions report also refers to conditions used by East Riding of Yorkshire Council to restrict the use of caravans to holiday purposes only, and goes on to suggest (in the Executive Summary) that planning policies in Tendring should support the extension of the operating season up to 11 months. Bourne Leisure considers that the use of conditions to control holiday occupation on a site by site basis, depending on particular circumstances and character, is a more appropriate approach than a blanket policy restriction, as it allows individual circumstances to be taken into account.

<p>Flood Risk and Coastal Change</p> <p>Flood Risk</p> <p>Policy PLA1</p>	<p>Flood Risk and Coastal Change</p> <p>Policy PLA1: Development and Flood Risk</p> <p>Bourne Leisure supports the principle of directing new development away from areas of highest flood risk and the need for a risk-based sequential test. However, the Company considers that Policy PLA1 on flood risk should also take into full account: the specific characteristics and vulnerability of any proposed land use (for example, certain tourism uses need to be, or to remain, located adjacent to water); whether the residual risks of flooding to people and property are acceptable and can be satisfactorily managed; and whether the proposed development makes a positive contribution to reducing or managing flood risk – all in addition to the requirement at point 1 of paragraph 5.10 for it to be demonstrated, <i>“that the development provides wider sustainability benefits to the community that would outweigh flood risk.”</i></p> <p>Bourne Leisure would also emphasise that in the case of proposals to expand existing tourism accommodation and holiday park sites within flood risk areas, only the extent of the new development itself, within or adjacent to the existing holiday park, and not the whole site, should have to be assessed sequentially. This approach should be made clear in the supporting text to Policy PLA1.</p>
<p>Coastal Protection</p> <p>Policy PLA2</p>	<p>Coastal Protection</p> <p>Policy PLA2: Coastal Protection states:</p> <p><i>“To manage the risk of tidal flooding and coastal erosion to people, property and tourism, the Council will assist the Environment Agency in implementing the Essex and South Suffolk Shoreline Management Plan”.</i></p> <p>Bourne Leisure notes that in the Essex and South Suffolk Shoreline Management Plan (October 2010), the policy for management unit C4 (Seawick, Jaywick and St Osyth Marsh), which includes the Orchards Holiday Park, is to hold the existing defence line in epochs 1 and 2 (i.e. up to 2055) and to adopt the dual policy of either managed realignment or Hold the Line for Epoch 3 (2055 to 2105), depending on further works as part of the local development framework (now the local plan). Bourne Leisure therefore welcomes the recognition at Paragraph 5.13 of the draft local plan that the Strategy for the first stage of the Shoreline Management Plan is to hold the line along every stretch of Tendring coast. However, in order to meet the test of soundness (effective), the Company considers that planning policies should specifically allow individual landowners and tourism businesses to contribute to the provision, maintenance and improvement of existing coastal defences that protect their own interests, in order to ‘hold the line’ and minimise potential flood risk or coastal erosion in the longer term, both in general and in emergencies. This approach would give operators such as Bourne Leisure the commercial certainty to allow them to continue to invest in their operations and would be consistent with Tendring’s tourism policies, which encourage investment in existing tourism infrastructure in order to attract more visitors and boost the local economy.</p> <p>The second paragraph of Policy PLA2: Coastal Protection states:</p> <p><i>“Within the Coastal Protection Belt, as shown on the Policies Map and Policies Map Insets, the Council will seek to protect the open character of the undeveloped coastline and avoid development in vulnerable coastal areas by refusing planning permission for developments that do not have a compelling functional or critical operational requirement to be located there”.</i></p>

<p>Nature Conservation Policy PLA4</p>	<p>Bourne Leisure then notes that a case can be made for development, provided that it will: be safe over its planned lifetime, not have an unacceptable impact on coastal change; not compromise the character of the coast; provide wider sustainability benefits; and not hinder the creation and maintenance of a continuous signed and managed route around the coast.</p> <p>The Company considers that in order to meet the test of soundness (effective) Policy PLA2, and/ or its supporting text, should also cross-refer to Policy PR09: Holiday Parks, and the acceptability of safeguarded sites within coastal protection areas to extend onto adjoining land, subject to the criteria stated at paragraph 2 (a) to (d) of PLA2.</p> <p>Nature Conservation</p> <p>Policy PLA4: Nature Conservation seeks to protect designated sites and states that elsewhere, where development is likely to harm nature conservation or geo-diversity interests:</p> <p><i>“... planning permission will only be granted in exceptional circumstances, where the benefits of the development clearly outweigh the harm caused and where appropriate mitigation measures must be incorporated into the development to the satisfaction of the Environment Agency and other appropriate authorities”.</i></p> <p>Bourne Leisure endorses this approach which allows other objectives for the area (such as promoting growth and diversification in tourism and supporting growth, diversification and stability in the rural economy) to be taken into account, whilst recognising the need to carefully balance environmental matters, and the protection of sites of nature conservation value, with economic and social benefits. In addition, the Company endorses the policy reference to the need for appropriate mitigation measures to be implemented to mitigate both direct and indirect impacts.</p>
---	---

Please turn over 

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes

No

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

N/A

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed
Margaret Baddeley of NLP on behalf of

Date: 7 January 2013

**All representations must be received by the Council no later than 4.00pm on Monday 7th January 2013.
Any submissions received after this deadline cannot be considered.**

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.

Mary Foster

From: Paul Price
Sent: 07 December 2012 08:16
To: Gary Guiver
Subject: FW: Local Plan
Attachments: Tendring District Council District Local Plan August 2012.docx

Hi Gary – please see attached

Paul

Paul Michael Price MA BSc CIHCM
Head of Life Opportunities

 Tel: 01255 686430
 Email: pprice@tendringdc.gov.uk
 Fax: 01255 686407
Web: tendringdc.gov.uk

From: Steve Heywood [REDACTED]
Sent: 07 December 2012 07:56
To: Paul Price
Subject: Local Plan

Hi Paul

Please see attached our feedback for the Tendring Local Plan. As I don't have Gary Guiver's email address would you please forward this on to him.

Regards

Steve Heywood
Regional Director
Iceni Homes

[REDACTED]

[REDACTED]

[REDACTED] Housing Society is a charitable housing association. Established in 1973, we now own or manage our aim to provide excellent homes and services to our residents, and to make a positive difference to th

This e-mail, and any attachment, is confidential. If you have received this e-mail in error, please notify Cc
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL AND ITS CONTENTS



[REDACTED]

Tendring District Council District Local Plan August 2012

Introduction

This document comments on the draft document submitted to the Community Leadership and Partnerships Committee on the 3rd August 2012.

Sections considered are:

Chapter 4, PEO1, PEO2, PEO3, PEO4, PEO5, PEO7, PEO8, PEO9, PEO10, PEO11, PEO12, PEO13, PEO14.

Clause 4.5 & 4.6 page 53

Notwithstanding the reference documents used to compile this document 400 units per year or delivery of 4,000 homes over the plan period of the next 10 years appears very low. Accordingly there is a concern that the effect of inward migration, demographic trends and population growth may not be fully met by this level of output.

The impact to values of property and land arising from a restriction of development opportunities is also of concern as is the impact to the micro economy.

Clause 4.7 page 54

The points made above are simply compounded by the existing planning permissions.

There may also be a viability issue on existing consents where the impact arising from the credit crunch and recession has yet to be absorbed by these opportunities.

In turn there may be a danger that very little residential development moves forward in the short term.

Policy PEO1 page 54

The modest target for growth appears to conflict with housing need and the aims of the Council to deal with Jaywick.

Clause 4.8 page 54

The annual review of delivery against target is welcomed.

Policy PEO3 page 55

The aims of this policy are encouraging although if demand outstrips supply arising from the above there may be a tendency to increase densities.

Policy PEO4 pages 56 & 57

Inclusion of aims for tackling fuel poverty, driving down carbon emissions and energy efficiency would be welcomed.

Policy PEO5 page 58

This section is welcomed although there seems to be some conflict with the modest growth targets.

Policy PEO7 page 60 & 61

While the local Authority's strategy to deliver Council Housing is to be celebrated the demand for affordable housing continues to increase. Within this context it is felt that inclusion of Affordable Housing as well as Council housing would be positive.

Policy PEO8, PEO9 pages 62 & 63

Presumably the impact of these policies will need to be absorbed by the land value.

Policy PEO10 page 65

We would congratulate Tendring District Council for their commitment to deliver affordable housing and acknowledge that the last paragraph would allow other providers of affordable housing.

However the prominence for affordable housing can not be over stated and therefore we would seek to encourage Tendring to work with other providers to meet that demand.

It would seem that Tendring are generally targeting delivery of between 40 to 100 units per year of affordable homes. This is considered to be low especially when the evidence derived from the 2011 Census are considered. In recognition of this evidence we would seek to encourage the Council to increase this target and encourage greater participation preferred RP partners who are able to work collaboratively with the Council.

Policy PEO11 page 66

Rural housing can be expensive and therefore we would propose that the Council consider use of open market sale as a means of cross subsidy.

Policy PEO13 page 69

The impact of buy to let should be considered to avoid the anti social effect of increased population densities arising from such businesses. It would be useful to allow for safeguards to ensure that the impact generated from using standard residential homes for buy to let is avoided.

Tendring District Council District Local Plan August 2012

Introduction

This document comments on the draft document submitted to the Community Leadership and Partnerships Committee on the 3rd August 2012.

Sections considered are:

Chapter 4, PEO1, PEO2, PEO3, PEO4, PEO5, PEO7, PEO8, PEO9, PEO10, PEO11, PEO12, PEO13, PEO14.

Clause 4.5 & 4.6 page 53

Notwithstanding the reference documents used to compile this document 400 units per year or delivery of 4,000 homes over the plan period of the next 10 years appears very low. Accordingly there is a concern that the effect of inward migration, demographic trends and population growth may not be fully met by this level of output.

The impact to values of property and land arising from a restriction of development opportunities is also of concern as is the impact to the micro economy.

Clause 4.7 page 54

The points made above are simply compounded by the existing planning permissions.

There may also be a viability issue on existing consents where the impact arising from the credit crunch and recession has yet to be absorbed by these opportunities.

In turn there may be a danger that very little residential development moves forward in the short term.

Policy PEO1 page 54

The modest target for growth appears to conflict with housing need and the aims of the Council to deal with Jaywick.

Clause 4.8 page 54

The annual review of delivery against target is welcomed.

Policy PEO3 page 55

The aims of this policy are encouraging although if demand outstrips supply arising from the above there may be a tendency to increase densities.

Policy PEO4 pages 56 & 57

Inclusion of aims for tackling fuel poverty, driving down carbon emissions and energy efficiency would be welcomed.

Policy PEO5 page 58

This section is welcomed although there seems to be some conflict with the modest growth targets.

Policy PEO7 page 60 & 61

While the local Authority's strategy to deliver Council Housing is to be celebrated the demand for affordable housing continues to increase. Within this context it is felt that inclusion of Affordable Housing as well as Council housing would be positive.

Policy PEO8, PEO9 pages 62 & 63

Presumably the impact of these policies will need to be absorbed by the land value.

Policy PEO10 page 65

We would congratulate Tendring District Council for their commitment to deliver affordable housing and acknowledge that the last paragraph would allow other providers of affordable housing.

However the prominence for affordable housing can not be over stated and therefore we would seek to encourage Tendring to work with other providers to meet that demand.

It would seem that Tendring are generally targeting delivery of between 40 to 100 units per year of affordable homes. This is considered to be low especially when the evidence derived from the 2011 Census are considered. In recognition of this evidence we would seek to encourage the Council to increase this target and encourage greater participation preferred RP partners who are able to work collaboratively with the Council.

Policy PEO11 page 66

Rural housing can be expensive and therefore we would propose that the Council consider use of open market sale as a means of cross subsidy.

Policy PEO13 page 69

The impact of buy to let should be considered to avoid the anti social effect of increased population densities arising from such businesses. It would be useful to allow for safeguards to ensure that the impact generated from using standard residential homes for buy to let is avoided.



**Tendring District Local Plan:
Proposed Submission Draft (2012)
REPRESENTATION FORM**

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:
DEEPFLEET BOARDING & TRAINING KENNELS

If an organisation, please provide a contact name: PETER AUERY

E-mail: Tel No:

Address (put the organisation address if relevant):
..... Post Code:

If you are an agent acting on behalf of someone please provide your details here

Name of agent:

If an organisation, please provide a contact name:

E-mail: Tel No:

Address (put the organisation address if relevant):
..... Post Code:

Please remember to notify us if your contact details change.

Tendring District Local Plan: Proposed Submission Draft (2012)

Representation

As a result of my meeting with Mr William Fuller of The Planning Policy Department on the 4th of December 2012 I was advised to make written representation as below.

I would like to make representation with regard to the proposed local plan for Great Oakley which is detailed in the Policies Map Inset 29.

My name is Peter Avery of [REDACTED]

[REDACTED]
[REDACTED] My representation is with regard to my business of Deepfleet Boarding Kennels situated at and adjoining the address above.

The history of the site is as follows: I have been the freehold owner of the house known both as Sparrows Farm and Sparrows Farmhouse for approximately 30 years. This has been a residential property during this time. The original farm and its land had been split up and sold many years previously.

I have marked the site house and its boundaries on a copy of Inset 29 and marked it as plan **A**.

In 1998 I purchased an area of land and buildings adjoining the property which had a designated agricultural use as a pig farm. On the 27th of April 1998 vide planning application TEN/98/0497 I was granted planning permission for a change of use of the land and buildings from agricultural use (pig farm) to use for dog boarding and training kennels. There were various conditions attached to the approval including the creation of a car park for customers, a new vehicular access set back from the road and a tie that the owner of the boarding kennels must be resident at Sparrows Fm.

I have marked the site of the buildings and the land that were subject to this change of use consent and marked it as plan B.

I then submitted plans to the Environmental Health Department of TDC detailing the conversion of the buildings to house the boarding kennels. These were approved and the buildings were rebuilt, the car park and new access were completed. Since 1999 I have been licensed by TDC to run Deepfleet Boarding and Training Kennels from this site. The business has a number of different parts to it and includes Deepfleet Gundogs but in essence members of the public leave their dogs with us whilst they are away from home e.g. holidays, business etc. The business has grown over the years and is successful to such an extent that it is now works at capacity during peak periods. The business employs three full time staff and a number of staff part time. We are currently considering taking on two unemployed 16 to 24 year olds under the government apprenticeship scheme.

Further planning approval was given vide TEN/99/1781 for the erection of other buildings on the site. This is of importance because the building used as an office and shop retailing products associated with dogs is situated outside the boundary line drawn on the 2012 draft local plan.

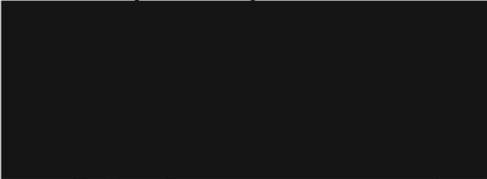
I have indicated the location of this building on the site and marked it as plan C.

Although recent years have been financially demanding for small businesses we have thrived due mainly to the dedication and hard work of the staff. We have an impressive client base. Sourcing finance for expansion of the business has also been difficult. However we believe due to our own financial prudence we now have access to this finance and intend to expand the business. There will be two threads to the expansion, one is the building of a new boarding block and the second is the introduction of a cattery. Both will be purpose built. The plan for the cattery has come about by request from customers who wish to board both the family dog(s) and cat(s) at the same site. At present they leave the dogs with us and the cats elsewhere. We also have many requests for grooming facilities which we hope to be able to accommodate in the future.

I have indicated on the plan the proposed location of the new kennel block and the cattery. It is a licence requirement that the cattery be situated as far as possible from the kennels for obvious reasons. I have marked it as **D**

Obviously the expansion and development of the business is dependent on planning permission being granted. It is clear from both Policies SD4 and SD5 that to be granted planning permission the site must fall within the boundaries of the local plan.

As the draft local plan is currently drawn it splits the site of Deepfleet Boarding and Training kennels (See plans C, B and D) and will prevent the development of one of the few local businesses that offers employment prospects.

I respectfully ask that the boundary of the local plan is redrawn to match that  change of use in 1998 (see Plan B).

Peter Avery

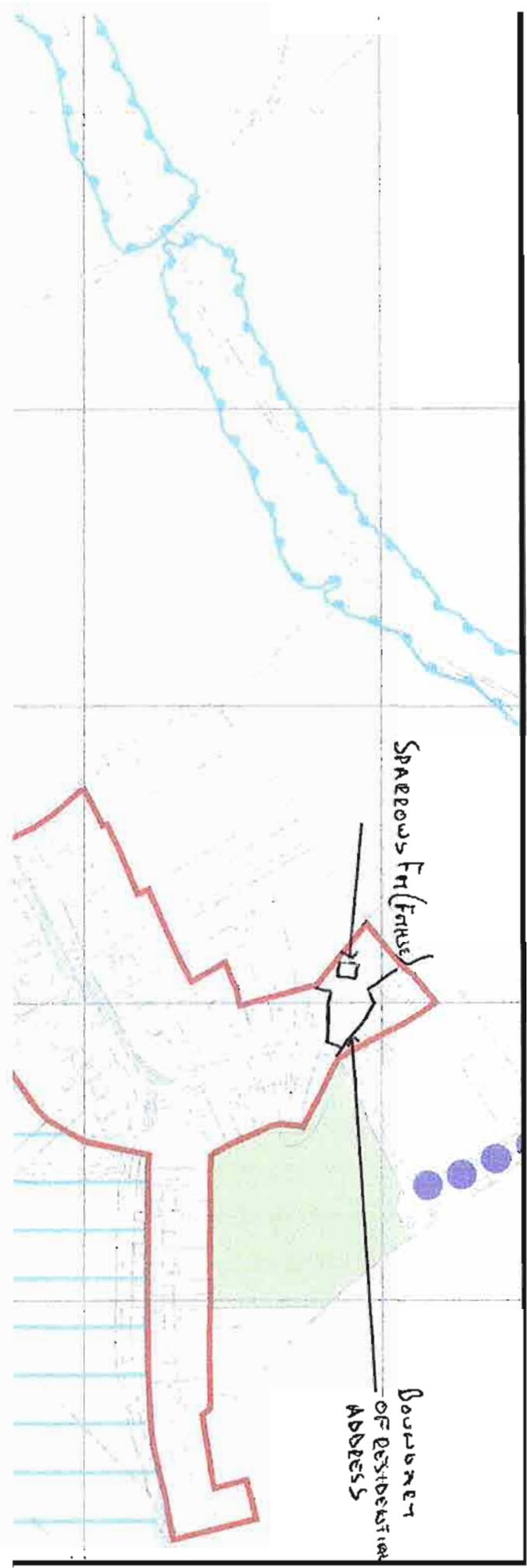


A

The Tendering District Local Plan
Proposed Submission Draft (2012)
Policies Map Inset 29
Great Oakley



0 50 100m
SCALE 1:5000



TEN / 98 / 0497

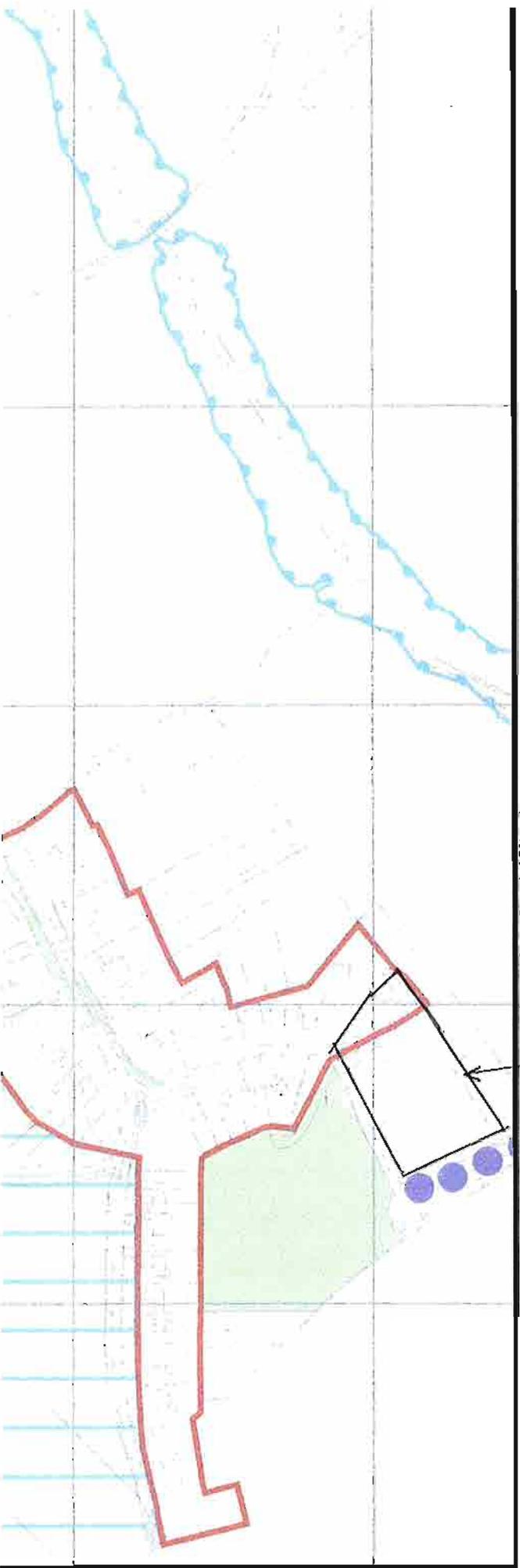
B
1

The Tendring District Local Plan
Proposed Submission Draft (2012)
Policies Map Inset 29
Great Oakley



0 50 100m
SCALE 1:5000

BOUNDARY
OF SITE
GIVEN
PERMISSION
FOR CHANGE
FROM TO BARRICA
KIPUS



TEN / 99 / 1781

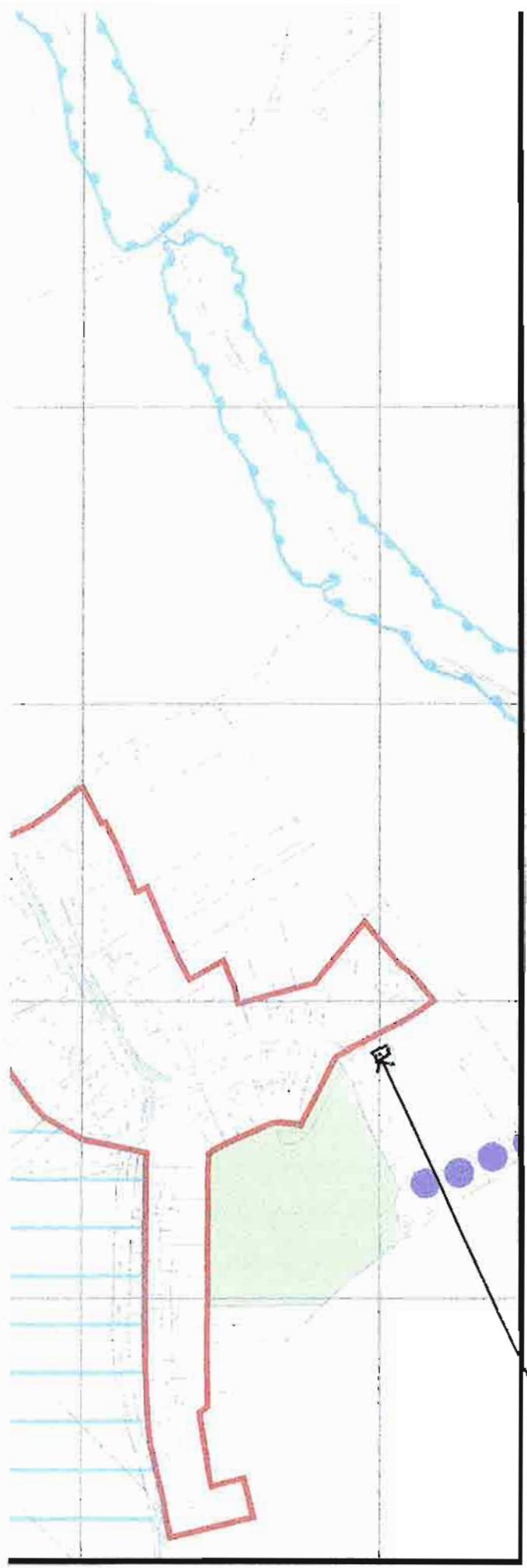
C

The Tendring District Local Plan
Proposed Submission Draft (2012)
Policies Map Inset 29
Great Oakley

0 50 100m
SCALE 1:5000

NORTH

BUILDING USED
AS OFFICE & SHED



D

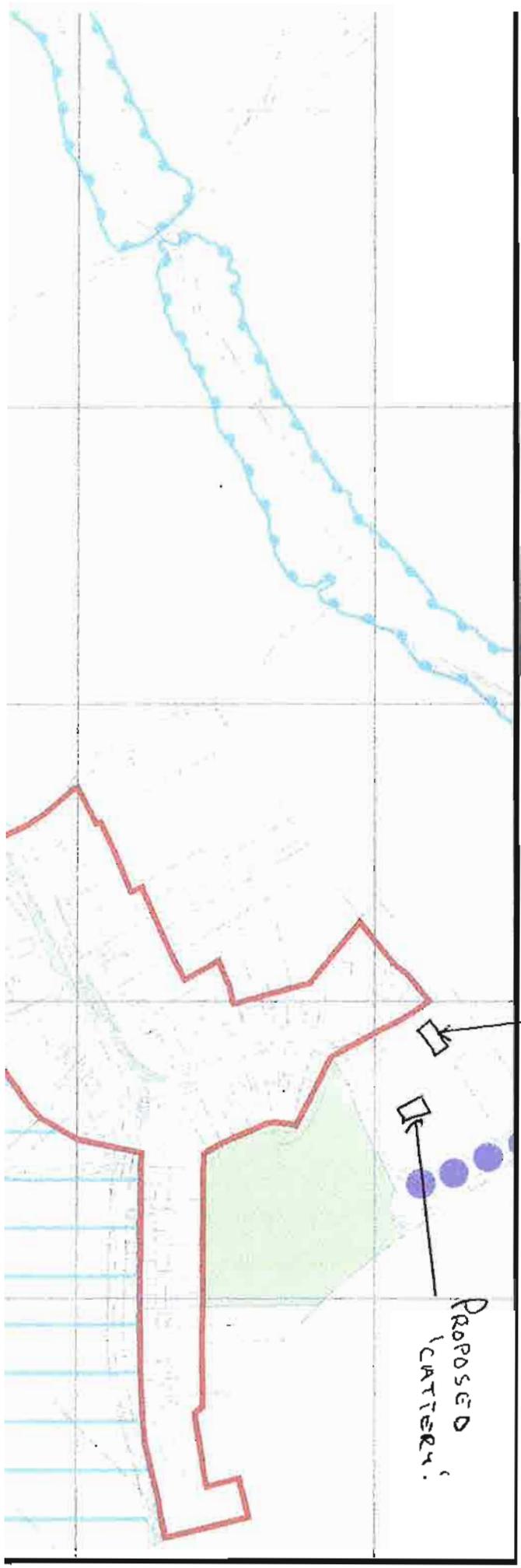
Proposed
New Kennet
Block

Proposed
CARTERS

The Tanderling District Local Plan
Proposed Submission Draft (2012)
Policies Map Inset 29
Great Oakley

0 50 100m
SCALE 1:5000

NORTH



2.25 In general terms, development outside of defined Settlement Development Boundaries will be the subject of strict control to protect and enhance the character and openness of the countryside. However, there are certain forms of development that can and sometimes need to take place in these areas, some of which can bring about positive outcomes for the rural economy.

POLICY SD5: MANAGING GROWTH

To encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in policies SD2 to SD4 above is defined within a 'Settlement Development Boundary' as shown on the relevant Policies Map Insets. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against the other relevant Local Plan policies or any approved Neighbourhood Plans.

For Urban Settlements (Policy SD2) and Key Rural Service Centres (Policy SD3), the Settlement Development Boundaries are defined beyond the extent of existing built development in specific locations to allow planned settlement expansion where necessary to deliver the required levels of growth.

For Smaller Rural Settlements (Policy SD4), the Settlement Development Boundaries are defined beyond the extent of existing built development to include a range of possible development sites that could accommodate the maximum number of new homes proposed for that settlement either individually or cumulatively.

Outside of Settlement Development Boundaries, the Council will seek to protect and enhance the character and openness of the countryside. This will be achieved by refusing planning permission for development unless a site is specifically allocated for a particular form of development or land use on the Local Plan Policies Map and Policies Map Insets or the applicant or developer can demonstrate that the proposed development meets all of the following criteria:

- a) the development is necessary, with a genuine prospect of being delivered;
- b) the development cannot, for practical or economic reasons, be located on land within defined Settlement Development Boundaries;
- c) the development would not conflict with the Council's definition of sustainable development; and
- d) the development would not cause any adverse impacts that would outweigh the benefits of the development, when assessed against other relevant policies in this Local Plan.

The one for one replacement of existing dwellings in the countryside will be permitted subject to detailed consideration against other policies in the Local Plan.

TENDING DISTRICT COUNCIL

TEN/99/1781

RECEIVED - 4 JAN 2000

THIS IS THE PLAN REFERRED
TO IN THE APPROVAL NOTICE DATED

07 MAR 2000

REVISION

SIGNED

L. Leas
HEAD OF PLANNING AND BUILDING SERVICES

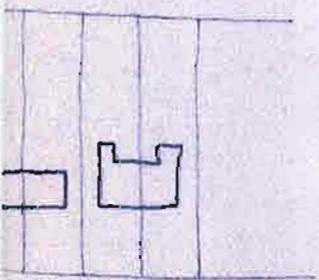
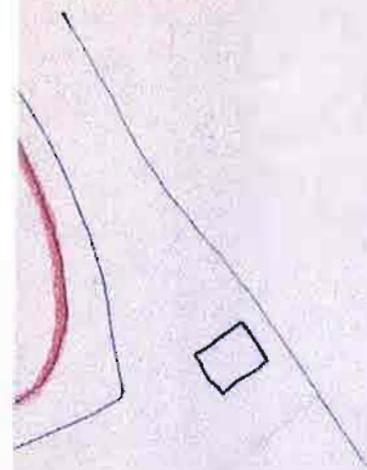
TITLE

Dog Boarding + Training
Kennels.

for: - Deepfleet Boarding +
Training Kennels

SCALE 1:500 & 1:1250

DATE Nov 1999 FILE 99-43



HAKLICH

Plumstead

The Site

N

Shalhou's Farm
HOUSE

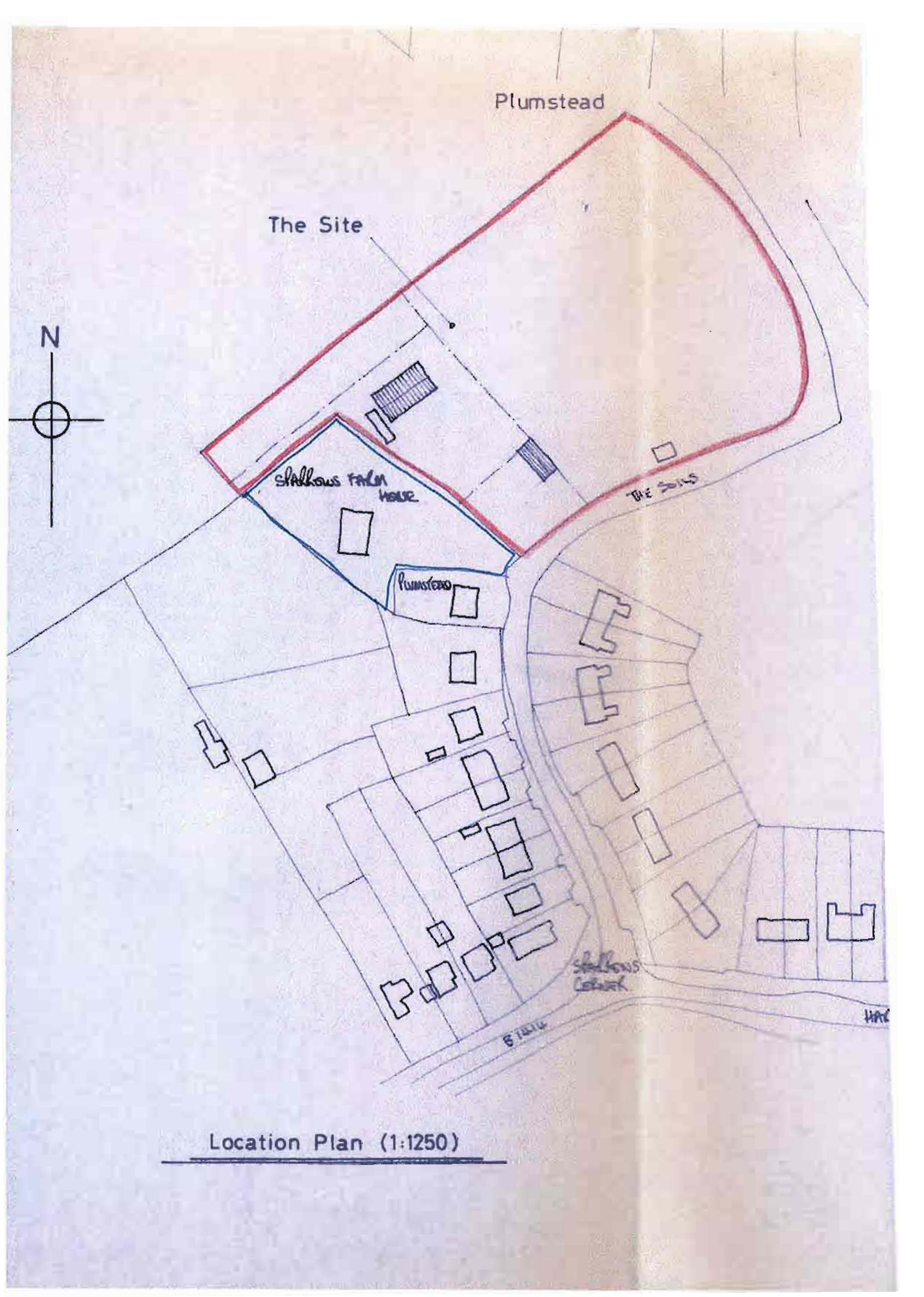
THE SONS

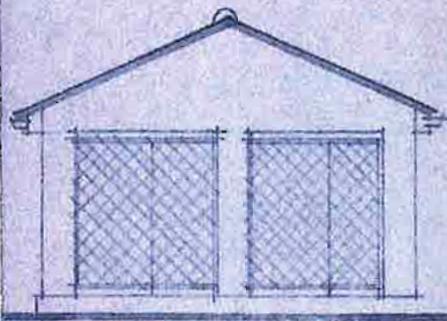
Plumstead

Shalhou's
Lodge

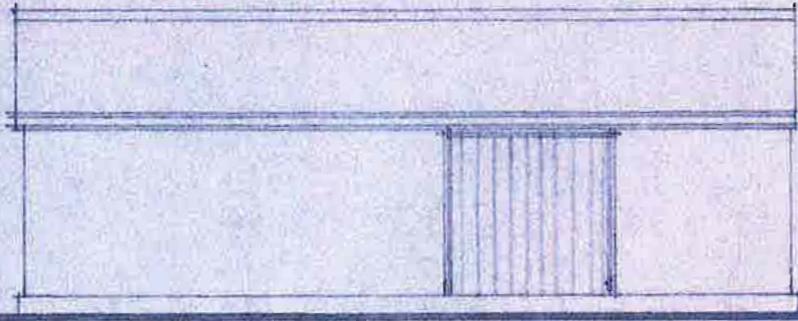
8 FIELDS

Location Plan (1:1250)



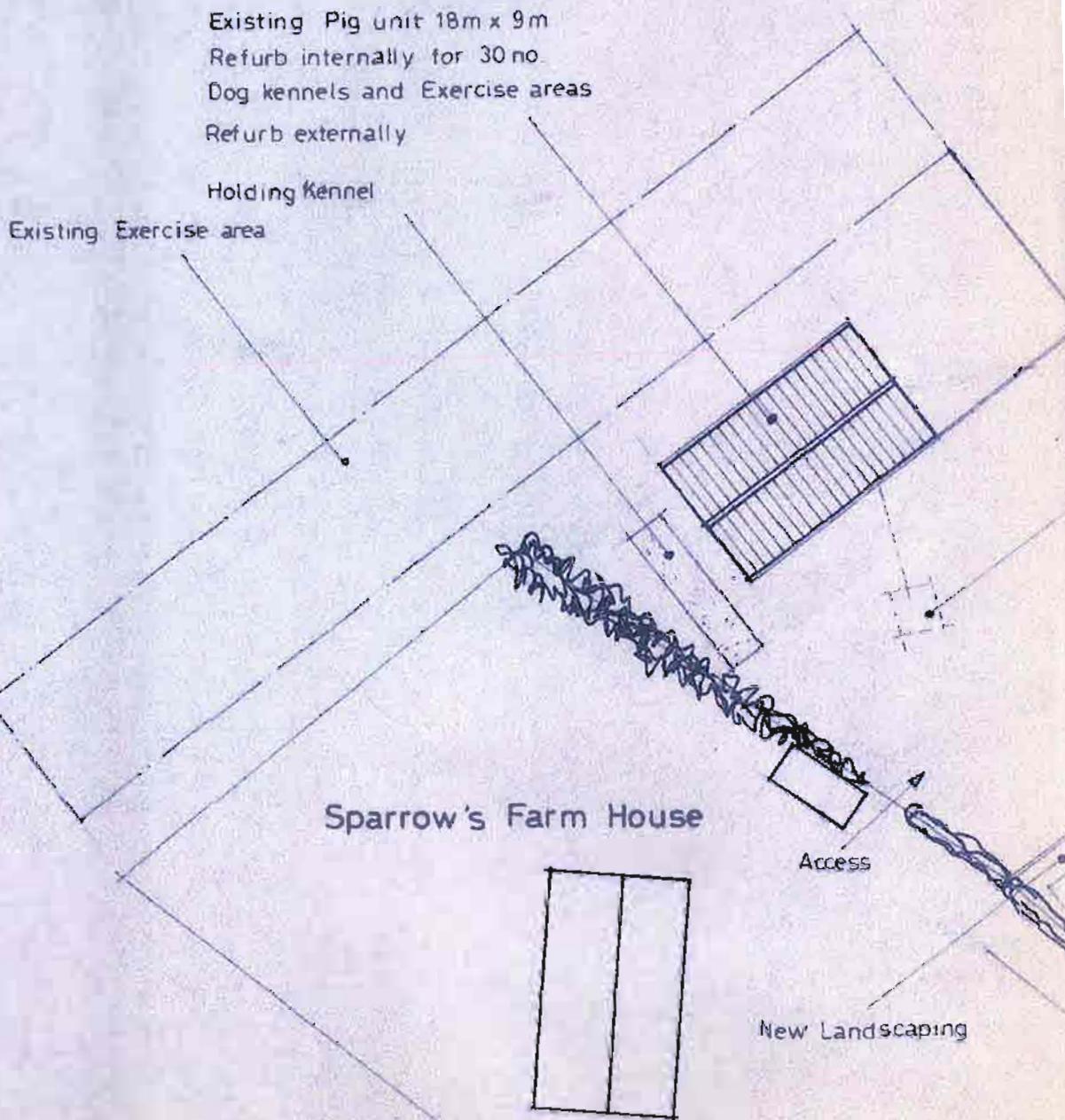


END ELEVATION



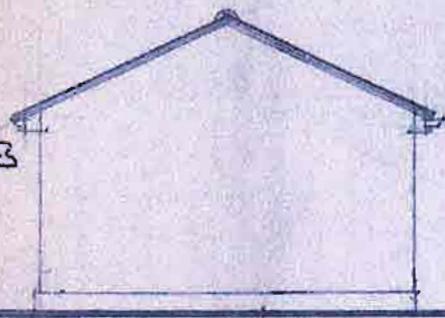
ELEVATION TO TRAINING AREA

MATERIALS
ROOF: INTERLOCK
WALLS: PAINTED
CONCRETE FLOOR
+ DRAINAGE

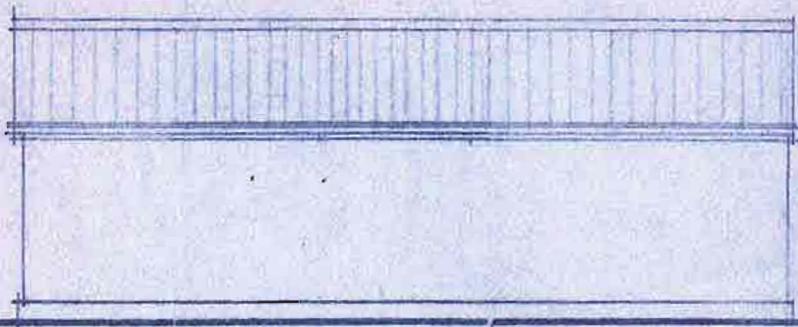


Part Site Plan (1:500)

CONCRETE TILES
BLOCKS.
etc

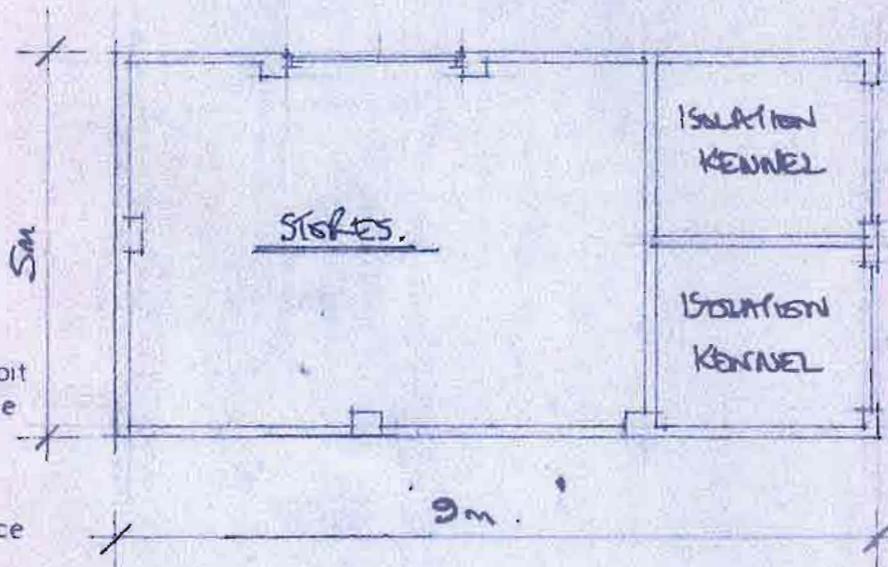


END ELEVATIONS



FRONT ELEVATION TO SOILS

Specialist Training area



Underground Cesspit for all Foul Drainage

1-8m. enclosure fence

ISOLATION KENNEL (1:100)

Reception Office / Shop — Built off existing Base
Store — Isolation Kennels — Existing Stables

Car Park

The Soils

Existing Gates moved back to leave 55m x 60m access drive

Mary Foster

From: Richard Matthams
Sent: 07 January 2013 16:24
To: Keely Grothier
Subject: FW: Local Plan
Importance: High
Attachments: LPL321 Local Plan Reps 20-12-2012.pdf

From: Rebecca Booth [REDACTED]
Sent: 07 January 2013 16:23
To: Richard Matthams
Subject: Local Plan
Importance: High

Hi Richard

Apologies for the lateness of my submission however I have been out of the office from the 20th December and been awaiting a plan from the client, which I have yet to receive so am sending my submission as drafted.

Kind regards

Rebecca

Rebecca Booth

Associate Planning Director
BSc(Hons) MSc (Dist)
[Leith Planning Limited](#)

[REDACTED]



[REDACTED]



Private and Confidential

Our Ref: LPL321 20-12-2012

The Planning Policy Manager
Department of Planning
Tendring District Council
Council Offices
Thorpe Road
Weeley
Clacton-on-Sea
Essex
CO16 9AJ

20th December 2012

Dear Mr Matthams,

RE: TENDRING DISTRICT LOCAL PLAN – PROPOSED SUBMISSION DRAFT

Council's Invitation: Tendring District Council has invited comments on the Local Plan Proposed Submission Draft report. It is noted that the deadline for submission of representations is 4pm on Monday 7th January 2013. A copy of the completed response form can be found at Appendix 1.

Instructions: Leith Planning Ltd is instructed by EPC-UK PLC to review the Proposed Submission Draft Local Plan and to make representation as necessary. As you may be aware EPC-UK PLC has for many years operated as a major hazard site for the Manufacture, Storage of Explosives and Hazardous products at Bramble Island, Great Oakley.

Having reviewed the content of the consultation report, we feel it necessary to raise objection, in particular to the lack of an enabling policy to support the continuation and viability of the operation at Bramble Island which is of national significance.

Submission: This submission will only deal with those considerations of relevance to the safety zones associated with Bramble Island, Great Oakley.

Local Policy Context: The current Tendring District Local Plan was adopted and became operative in December 2007. Within the current policy context the site owned by EPC-UK PLC is not identified as a designated employment site, albeit the

nature of the operation is identified at paragraph 13.12 of the adopted Local Plan as follows:

“Policy QL7 emphasises the importance of promoting and protecting employment sites to assist regeneration in the District’s rural areas and gives additional protection to existing sites that provide a source of legitimate employment in rural areas, but that are not specifically identified on the Proposals Map. An example is the Exchem Organics Works, Bramble Island, Great Oakley. The chemical nature of the work that takes place there is considered most suitable in this remote location away from areas of residential development.”

Policy QL7 reads as follows:

“Policy QL7 – Rural Regeneration

Regeneration in rural areas will be encouraged by permitting appropriate rural diversification schemes and by permitting development that:

- a. provides new affordable village housing, employment opportunities, local services, and recreation or community facilities within Settlement Development Boundaries to meet identified local needs;
- b. maintains and/or improves access to rural communities, the countryside and coast; and
- c. protects and/or enhances landscape character and biodiversity.

Planning permission will not be granted for proposals that would adversely affect the vitality or viability of village centres or lead to the material loss of Best and Most Versatile Agricultural Land, existing local services, community facilities or employment sites.”

Whilst the aforementioned policy and the adopted Local Plan itself support the principle of protecting the operations at Bramble Island, this is not substantiated within the emerging draft Local Plan with a definitive site specific policy or allocation. We consider it important that the need to support and protect the existing operations at Bramble Island should be given greater weight in the emerging development plan process and in this regard have drafted a proposed enabling policy which would read:

Policy XXX Bramble Island, Great Oakley

During the continued operation of the site identified on Plan Reference XX as a Major Hazard Site, planning permission will be granted for employment development or variation of existing permissions at Bramble Island, provided that:

- 1) The development needs to be located there because of its connection with the operation of the site as a Major Hazard Site; and
- 2) The development would not extend the area affected by the Safeguarding Zones for the site.

Should the site cease to operate as a Major Hazard Site, planning permission will be granted for redevelopment proposals which secure the permanent cessation of the Major Hazard Use subject to the following:

- a) Proposals must incorporate significant environmental improvements, taking account of the Site of Special Scientific Interest; and
- b) Proposals must be sited within the existing built envelope of the site; and
- c) Development proposals must provide some opportunities for employment diversification

We would welcome the Council's response to the proposed draft policy and the opportunity for its insertion into the final draft of the Plan, or included as a proposed Focussed Change in due course.

Proposed Submission Draft Local Plan: We would comment as follows on the relevant extracts of the Proposed Submission Draft Consultation Report:

Document Foreword: It is noted that the document foreword reads as follows:

“For the benefit of our residents and future generations, this Local Plan underpins the Council's commitment to maximising regeneration and employment opportunities by seeking to address some of the barriers to economic growth and by adopting a flexible and responsive approach to dealing with employment-generating development proposals. In promoting a sustainable approach to development, the Local Plan will always aim to direct employment-generating developments towards our main towns and larger villages wherever possible. However, the plan does recognise that, in order to be responsive in an ever changing economy and flexible enough to seize job opportunities for local people, there maybe good reason to consider alternative, or more radical, proposals in other parts of the district.

The policies in this Local Plan are sufficiently flexible to allow such proposals to be given fair consideration, on their merits, so long as the Council's preferred employment sites have been considered as a priority, the advantages for job growth outweigh any concerns about potential impact and the development would not jeopardise other regeneration projects or infrastructure improvements that the Council is promoting.

The Local Plan continues to identify a number of sustainable employment sites where economic development will be preferred. However rather than being so prescriptive about the types of development that can happen that nothing ever gets approved, the policies in this Local Plan allow a wide variety of employment uses to be considered on their merits.

To promote growth in the tourism sector, the policies in the Local Plan are supportive of a range of potential developments including the creation, expansion and continued improvement of holiday parks, new hotels, new tourist attractions, marinas and other sailing-related activities.”

Comment: Whilst the Council outline their commitment to employment opportunities and adopting a flexible and responsive approach to employment generating development, it is disappointing that this has not been substantiated with a policy which seeks to support and protect the existing operation at Bramble Island. The proposed enabling policy detailed above would assist in addressing our concerns in this regard.

Objections: The Submission draft report clarifies matters relating to the submission of objections to the Plan as follows:

“If you wish to object to the Local Plan, your representations will need to explain to both the Council and an independent planning inspector that the plan fails to meet one or more of the government's 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **“Justified”** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework”

Comment: We consider that the Local Plan as currently drafted is not sufficiently positively prepared in relation to the protection and promotion of the activities at Bramble Island to be deemed to be sound. The insertion of an enabling policy (as detailed above) would overcome our objections in this regard.

Housing: Attention is drawn to the following paragraphs and policies which deal with the matter of proposed housing provision, namely:

“2.10 In applying a fair approach to the distribution of housing growth, each of the urban settlements will accommodate a standard 6% increase in housing stock over the 10-year period between 1st April 2011 and 31st March 2021. This is a level of housing growth that is fair, achievable and sustainable for each of the settlements concerned and that will make a meaningful contribution toward alleviating future housing demands and local housing needs in those areas.”

“2.13 To achieve a 6% increase in housing stock for each of Tendring’s urban settlements, a significant number of new homes have either already been built in the 2011/12 financial year or will come forward on sites that, on 1st April 2012, already had outstanding planning permission for housing development. The remaining requirement will be delivered on sites that are specifically allocated for housing or mixed-use development in this Local Plan. These sites either lie within the established built-up area of the settlement or involve undeveloped land on the edge of the settlement and, where necessary, will be subject to detailed policies in this plan aimed at achieving the appropriate mix of housing and other uses, the appropriate development density and a high quality of design and layout along with any specific infrastructure requirements. Alongside the planned developments, it is likely that a number of currently unidentified ‘windfall’ sites will obtain planning permission for housing in accordance with the policies in this Local Plan during the plan period.”

“2.22 If Town or Parish Councils wish to supplement the policies and proposals in this Local Plan to specify how development should be distributed across the settlements in their parish or identify specific sites in their villages that could be developed to meet the 6% increase in housing stock, they have the option of preparing their own Neighbourhood Plan. Neighbourhood Plans can also be used to allow additional development, ensure that any new development meets additional locally-specific design requirements or helps deliver additional local benefits.”

POLICY SD4: SMALLER RURAL SETTLEMENTS

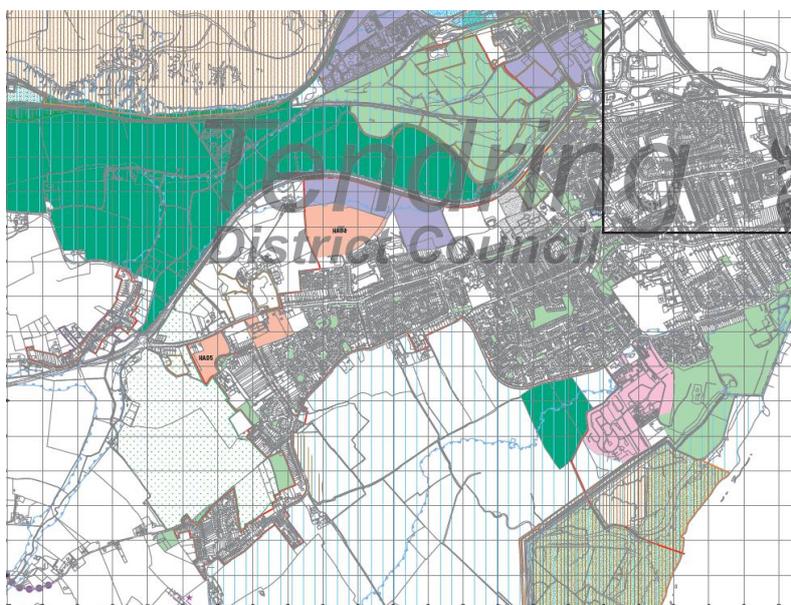
The following settlements are classed as 'Smaller Rural Settlements':

- **Great Oakley;**
- **Little Oakley;**

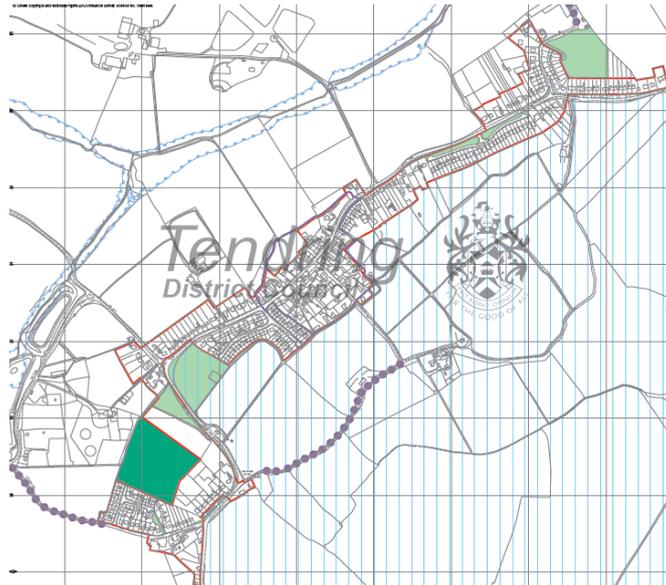
“Between 1st April 2011 and 31st March 2021, each of these settlements will be allowed to accommodate a 6% increase in housing stock. This will be achieved through a combination of development on sites with outstanding planning permission for new housing and through the approval of additional housing proposals within that settlement's 'Settlement Development Boundary' (see Policy SD4 below) sufficient to achieve 6% growth, but no more. No single housing development will exceed 10 dwellings in size unless there is local Town or Parish Council support for a larger development to achieve certain local benefits. Town and Parish Councils can prepare Neighbourhood Plans, if they wish, to supplement the policies and proposals in this Local Plan to specify how a 6% increase in housing stock will be distributed between the different settlements in the Parish or identify specific housing sites, allow additional development or introduce additional policy requirements aimed at ensuring development contributes toward local distinctiveness or other community objectives.

Any proposal for housing development that would lead to the 6% housing stock increase for that settlement being exceeded before 31st March 2021 (taking other unimplemented planning permissions into account) will only be permitted if it is supported by the local Town or Parish Council, planned for in an approved Neighbourhood Plan for the area or designed to deliver local affordable housing through the rural exception policy (Policy PEO11). More detailed policies and proposals are set out in Chapter 12.”

Little Oakley:



Great Oakley:



“2.25 In general terms, development outside of defined Settlement Development Boundaries will be the subject of strict control to protect and enhance the character and openness of the countryside. However, there are certain forms of development that can and sometimes need to take place in these areas, some of which can bring about positive outcomes for the rural economy.”

POLICY SD5: MANAGING GROWTH

To encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in policies SD2 to SD4 above is defined within a ‘Settlement Development Boundary’ as shown on the relevant Policies Map Insets. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against the other relevant Local Plan policies or any approved Neighbourhood Plans.

For Urban Settlements (Policy SD2) and Key Rural Service Centres (Policy SD3), the Settlement Development Boundaries are defined beyond the extent of existing built development in specific locations to allow planned settlement expansion where necessary to deliver the required levels of growth.

For Smaller Rural Settlements (Policy SD4), the Settlement Development Boundaries are defined beyond the extent of existing built development to include a range of possible development sites that could accommodate the maximum number of new homes proposed for that settlement either individually or cumulatively.

Outside of Settlement Development Boundaries, the Council will seek to protect and enhance the character and openness of the countryside. This will be achieved by refusing planning permission for development unless a site is specifically allocated for a particular form of development or land use on the Local Plan Policies Map and Policies Map Insets or the applicant or developer can demonstrate that the proposed development meets all of the following criteria:

- a) the development is necessary, with a genuine prospect of being delivered;

- b) the development cannot, for practical or economic reasons, be located on land within defined Settlement Development Boundaries;
- c) the development would not conflict with the Council's definition of sustainable development; and
- d) the development would not cause any adverse impacts that would outweigh the benefits of the development, when assessed against other relevant policies in this Local Plan. The one for one replacement of existing dwellings in the countryside will be permitted subject to detailed consideration against other policies in the Local Plan."

Comment: Having reviewed the proposals for growth in Great Oakley and Little Oakley we would advise that we would have no objection to the settlement boundaries as delineated in the plans included above, nor to the proposed extent of growth within these settlements and are pleased to note that the local authority have paid due regard to our earlier submissions in this regard.

As laid out in earlier submissions it is essential that the area surrounding Bramble Island is protected from proposals which will encroach onto the operations at the site which may impact upon the future viability of the business. As such we would not be in position to support additional growth proposals which would extend these settlement boundaries any closer to the safeguarding zones associated with Bramble Island.

Other Allocations and Development Policies: Attention is drawn to the following development policies:

POLICY SD6: STRATEGIC GREEN GAPS

Within Strategic Green Gaps, as shown on the relevant Policies Maps, development will only be permitted if:

- i) The proposal meets all of the criteria a) to d) in Policy SD5 above;
- ii) the applicant/developer can demonstrate that there is a genuine functional need for the development to be in that specific location and that it cannot be delivered on an alternative piece of land outside of the Strategic Green Gap; or
- iii) the development would involve the creation of green infrastructure that, on balance, would ensure longer-term protection of the gap (in whole or in part) against future built development and improve public access to the countryside.

If development is exceptionally allowed, all reasonable measures should be put in place to minimise the impact on the open nature of the gap and its primary function to maintain physical separation between different settlements or neighbourhoods.

Comment: In addition to the enabling policy proposed above, it is important that the area surrounding Bramble Island be protected from future development and encroachment onto the site in order to protect the existing operation and future viability of the business. One way to seek to achieve this objective is through allocation of the land surrounding Bramble Island as a Strategic Green Gap and we would welcome the Council's response to this proposal.

POLICY PRO4: PRIORITY AREAS FOR REGENERATION

The following areas within the Tendring District are identified on the relevant Policies Map Insets as 'Priority Areas for Regeneration':

- Clacton Town Centre and Seafront;
- Brooklands, Grasslands and 'the Village' area of Jaywick;
- Harwich Old Town;
- Dovercourt Town Centre and Adjoining Areas; and
- Walton-on-the-Naze.

These areas will be the focus for investment in social, economic and physical infrastructure and initiatives to improve vitality, environmental quality, social inclusion, economic prospects, education, health, community safety and accessibility.

Within these areas the Council will:

- work with its partners to deliver key development projects as set out, in detail, in Chapters 6, 7 and 8 in this Local Plan;
- support development and a mix of appropriate uses that reinforces and/or enhances the function, character and appearance of the area and contributes towards its regeneration and renewal; and
- refuse planning permission for development that would have an adverse impact on the revitalisation of the area.

Comment: It is noted that the Council are seeking to regenerate Harwich and Dovercourt and it is understood that in order to achieve these objectives there may well be future pressures for highway improvements along the A120. We would advise that development proposals to improve the highway links towards Harwich and Dovercourt would be welcomed by EPC, in circumstances where it will also assist in improving access to their operations at Bramble Island.

POLICY PRO7: TOURISM

To attract visitors to the Tendring District and support economic growth in tourism, the Council will support proposals for:

- new and improved attractions and leisure activities at the district's pleasure piers, amusement parks and holiday parks;
- a major new tourist attraction with good access to the A133 or A120;
- marinas, boat harbours, yacht havens and other facilities associated with boating and sailing;
- educational field centres or facilities associated with renewable energy, nature conservation, heritage, coastal protection, maritime activities and/or the enjoyment of the countryside and coast;
- conference facilities for business and educational purposes or to be used for functions such as weddings and other celebratory events;
- the provision of leisure and tourism facilities as part of farm diversification schemes;

- high quality restaurants, cafes and other appropriate commercial outlets on the seafront within the district's coastal towns; and
- outdoor recreational activities that would strengthen the function and the protection of the district's Strategic Green Gaps (see Policy SD6).

To maintain and deliver a range of accommodation that meet the varying needs, demands and expectations of potential visitors to the Tendring District, proposals that involve the creation, improvement or potential loss of visitor accommodation will be judged against policies PRO8, 9 and 10 below.

Comment: EPC are supportive of new business enterprise and job creation in the local area and are keen to support and work with the local communities within which their operations are located. However, EPC-UK need to be mindful of the implications of new development on the viability of their own operation and in this regard we would outline our concerns regarding the above policy and the potential it creates for additional tourist related proposals within the open countryside within close proximity of Bramble Island. Our concern in this regard could well be overcome through allocation of the land surrounding Bramble Island as a Strategic Green Gap or through the insertion of a further criteria in the above policy regarding protection of existing operations from inappropriate encroachment and development. This would particularly apply to caravan schemes or marine schemes which increase the use of the estuary in and around Bramble Island as well as other tourist related developments which will bring visitors close to the EPC operation.

POLICY PRO9: HOLIDAY PARKS

Some of the district's holiday parks are shown as 'safeguarded sites' on the Policies Map and Policies Map Insets. These sites will be protected against redevelopment for alternative uses either in part or in whole. On 'other sites' that are operating as holiday parks but are not specifically shown as safeguarded sites or allocated for an alternative use, proposals for redevelopment will only be considered favourably if the applicant can demonstrate that the current use is no longer economically viable or that the economic benefits of the proposed development would outweigh the loss of the existing operation, having regard to other policies in this Local Plan.

Subject to consideration against other policies in this Local Plan, the Council will support proposals for:

- the extension of safeguarded sites or other existing sites onto adjoining land provided that the development would result in improvements to the overall layout, amenity, appearance and quality of accommodation over the whole site;
- improvements to the range and quality of attractions and facilities at safeguarded sites and other sites; and
- proposals for new holiday parks that comprise well designed timber chalets set on plinths with pitched roofs, ideally located within a wooded or undulating landscape setting that incorporates water features and indoor and outdoor leisure facilities that would be appropriate in a countryside location.

The Council will refuse proposals for new static caravan parks, unless they are being specifically created for the relocation of an existing site away from flood risk areas.

To ensure that caravans and chalets are not used as residential dwellings, their occupation will only be permitted between 1st March in any one year and 14th January in the subsequent year (inclusive). Occupancy will be further restricted to the period 1st March to 31st October in any one year where the site:

- i. lacks the necessary and appropriate infrastructure and services for longer occupation; or
- ii. is located in an area of flood risk, or in the vicinity of a site designated for nature conservation.

Comment: Please see comments above in relation to Policy PRO9.

POLICY PRO10: CAMPING AND CARAVANNING

The Council will support proposals for:

- new camping or touring caravan parks;
- extensions to existing camping and touring caravan parks onto adjoining land provided that the land is outside the flood risk areas; and
- the extension of safeguarded holiday parks (as shown on the Policies Map and Policies Map Insets) or non-safeguarded sites onto adjoining to provide pitches for camping and touring caravans land provided that they fall outside the flood risk zones.

The provision of such facilities must be accompanied, as a minimum, by electricity pick-up points for each caravan pitch, facilities for drinking water, toilets, showers, washing facilities and waste water. The Council will support proposals for on-site recreational facilities subject to the requirements of other policies in this Local Plan.

Comment: Please see comments above in relation to Policy PRO9.

POLICY PRO14: EMPLOYMENT SITES

Employment sites, as identified on the Policies Map and Policies Map Insets, will be safeguarded and promoted for B1(b & c), B2 and B8 use in order to maintain a flexible supply of suitable employment land to attract inward investment in the industrial, storage and distribution sectors, provide appropriate locations for existing businesses to expand or relocate and safeguard local employment.

The change of use or redevelopment of land or buildings on these employment sites for purposes other than class B1(b & c), B2 or B8 uses (or their existing employment use) will not be permitted unless it can be demonstrated that the proposal would either create new permanent employment opportunities or support existing ones and would not conflict with any other policies contained in this Local Plan.

For sites or premises in B1 (b & c), B2 or B8 use (or last used for those purposes), but not specifically identified as an employment site in the Local Plan, the redevelopment or change of use to residential will only be permitted if the applicant can demonstrate, with evidence, that the site or premises are no longer economically viable; that they are inherently unsuitable for any form of alternative permanent employment use that might be permitted in accordance with the policies in this Local Plan; or that the employment activity will be relocated to one of the district's identified employment sites so it can expand.

Comment: The operations at Bramble Island are of national interest and should be protected through the Local Plan process. Whilst the site has employment

generating benefits and potential for future growth, we would not suggest an allocation of the site for employment purposes but would request the insertion of the proposed enabling policy detailed at page 2 to seek to protect the existing operations on site and promote the potential for growth and job creation in the future.

POLICY COU9: SAFEGUARDING OF CIVIL TECHNICAL SITE, NORTH OF LITTLE CLACTON AND SOUTH OF THORPE-LE-SOKEN

The civil technical site located to the north of Little Clacton and south of Thorpe-le-Soken is surrounded by a safeguarded area (as defined on the Policies Map) within which certain proposals for development will be the subject of consultation with the operator of the site, which may result in restrictions being imposed or development refused that could materially impact on the function of the technical site (in addition to the requirements of other relevant policies in this Local Plan).

Comment: We are somewhat surprised that the Council have not applied the approach laid out within Policy COU9 to the site at Bramble Island. We would therefore request that the Council seek to revisit this issue and if deemed appropriate to provide a comparable policy for Bramble Island to protect the operation from encroachment. To approach the protection of Bramble Island and the Civil Technical site differently would appear to demonstrate an inconsistency on behalf of the Council and hence would raise concern on the soundness of the Plan.

Soundness: For the reasons laid out above we do not consider that the Local Plan as drafted is sound on the basis that it is not consistent in its approach to the protection of certain sites and uses. Furthermore, the Council have not proposed a policy for Bramble Island which would seek to positively promote the growth and protection of the operations at the site. The insertion of the proposed enabling policy as detailed at page 2 of this submission and the insertion of a policy for Bramble Island comparable to Policy COU9 would overcome our objections and would result in a sound plan which would be in a position to support.

Consultation: We would ask to be retained on the Council's consultation data base and contacted when future documents are published for consultation to ensure that we remain appraised of progress on the Local Plan.

Yours Sincerely

Rebecca Booth
BSc (Hons) MSC (Dist)
Associate Planning Director

Enc

Cc EPC-UK PLC



RECEIVED
04 JAN 2013

**Tendring District Local Plan:
Proposed Submission Draft (2012)**

REPRESENTATION FORM

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:
.....
ESPLANADE HOTEL

If an organisation, please provide a contact name:
BOBBY DEKHI

E-mail: Tel No:

Address (put the organisation address if relevant):
..... Post Code:

If you are an agent acting on behalf of someone please provide your details here

Name of agent:

If an organisation, please provide a contact name:

E-mail: Tel No:

Address (put the organisation address if relevant):
..... Post Code:

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support Object (Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **“Justified”** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
<p>POLICY C.26 ANFIELD HOTEL PROPOSAL SECTION 6 6.26 - 6.30.</p>	<p>COUNCIL SHOULD RE-EVALUATE - SUPPORT REDUNDANT PROPERTIES / HOTELS WHICH HAVE CLOSED IN CLACTON REGIONAL.</p> <p>THERE IS NO NEED FOR A NEW HOTEL IN CLACTON AS THE RECENT CLOSURE OF THE CAMFORS HOTEL INDICATES.</p> <p>THERE ARE ALSO A NUMBER OF HOTELS ON THE SEAS FRONT THAT ARE AVAILABLE FOR RE-DEVELOPMENT TO A HOTELIER.</p>

--	--

--	--

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes

No

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

<p>To EXPRESS KNOWLEDGE OF THE HOTEL RESIDENTS IN CLACTON VERBALLY - RATHER THAN IN WRITTEN FORM.</p>

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed



Date: 4/1/13

**All representations must be received by the Council no later than 16:00 on Monday 7th January 2013.
Any submissions received after this deadline cannot be considered.**

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.

Mary Foster

From: [REDACTED]
Sent: 17 December 2012 13:14
To: Planning.policy
Subject: FC Clacton submission for Local Plan consultation

Dear Sir

I write on behalf of FC Clacton Community Interest Company and in connection with the Draft Local Plan.

FC Clacton is the oldest, largest and only Senior football Club in the Tendring District. We are an FA accredited Charter Standard Community Club, an independent 'kite mark' given by our National Game Body and the highest accolade they can award to non-league Clubs. We are a registered Community Interest Company, operating on a strictly not for profit basis, providing football and social opportunities for well over 250 boys, girls, men, ladies, veterans and those with disabilities.

We currently lease the Rush Green Bowl pitch and Clubhouse from Tendring District Council to serve our senior teams, whilst our junior teams play home matches on the Council grounds adjoining the ground. All are built on a former landfill site, causing inherent problems and make the site unsuitable for its continued use. Very briefly, due to the following problems:

- The Rush Green Bowl pitch and facilities are out dated and subject to continued land movement.
- They are built on differing heights making access difficult and disabled access to the whole site impossible.
- The concrete walkways and foundations are continually cracking from land movement.
- The methane gas testing equipment belonging to the Authority has not been checked for years, despite six monthly checks being recommended by the manufacturers.
- The pitch, despite having thousands of pounds spent on it in recent years, remains substandard - being prone to waterlogging after minimal rainfall due the clay base and drying out to be rock hard after any sun.
- The changing rooms are in serious need of renovation & do not meet current FA guidance for size, heating or hygiene provision.
- The officials changing room does not meet minimum FA rules on size or service provision.
- There is no female changing provision, as required at the level we play at.
- There is no disabled toilet facility or ability to create it.
- The Clubhouse heating is not sufficient to keep it warm.
- There is insufficient parking for match days, causing traffic chaos in the local area.

Our youth teams play outside on Council pitches, again here there are a number of issues:

- The pitches are substandard, as built on the same former landfill site and subject to being waterlogged - at the time of writing games have been called off for the last three weeks.
- There are no changing rooms, as the changing block at Rush Green has been declared unfit for purpose. This is in breach of basic FA requirements and League rules, especially for younger teams.
- There are insufficient pitches to accommodate our youth teams.
- There is insufficient parking on match days, with cars having to park on double yellow lines along entrance to the Ground and out into Rush Green Road and the surrounding roads.
- There is no training facility, with our teams training all over in a number of locations.

On the whole, the Council in their haste to sell of our previous home in Old Road for development moved us to a site which is clearly not suitable for our continued use and on-going sustainability. Put simply, the Club simply cannot continue to function in its current guise because of the costs of maintaining its current site and the associated problems being located there brings. It is also preventing the Club from advancing to the level that a town the size of Clacton should be able to sustain; we are one of the lowest ranked teams nationally compared to the size of population in the town from which we play.

We have made the Leisure Services department aware of this many times over a number of years, as well as the Portfolio Holder for Sport and Members.

Due to the problems briefly highlighted above, especially the lack of toilet/changing and parking facilities, we can not see how the Rush Green Council Pitches can be allocated as such in any register of available sports pitches.

We are disappointed to note therefore within the proposed Plan there is no provision for additional land for sports purposes, in fact with development being allowed on Gainsford Avenue site, the plan would appear to allow for a reduction in football pitch provision.

It does not have to be this way. As requested on many occasions before, our aim is for a single community facility we can all be proud of - one that we, as the only Senior football Club in the area, can be proud to call home; as well as a landmark facility the Council can be proud to have in their District and put Clacton on the sporting map. It can be the catalyst for other development in the area and, all working together, we have a unique opportunity to make it happen.

Whilst we appreciate this will be mainly fall under the remit of Leisure Services, we feel very strongly that reference should be made to this within the Local Plan. We note a pavilion and pitch is referred to at Gainsford Avenue, which we broadly support, but not at the cost of losing any sports pitches.

We also request once again that the Council support the Districts' only Senior football club and assist us where possible in our quest to develop a community facility the whole area can be proud of. We understand there are other Clubs, all competing for limited resources, but as the oldest, largest and only Senior Club in the District we desperately need, deserve, and request your assistance.

Thank you
Stephen Andrews
FC Clacton Community Interest Company

01/02/2013

Mary Foster

From: Sophie Westlake [REDACTED]
Sent: 07 January 2013 14:18
To: Planning.policy
Subject: Local Plan Consultation
Attachments: Local Plan submission draft consultation Dec 2012.doc

Dear Sir,

Please find attached representations that have been made on behalf of Gateway120 in relation to the Tendring Local Plan consultation. I would be grateful for confirmation of receipt.

With regards

Sophie Westlake

ASP
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Tendring District Local Plan Proposed Submission Draft

Comments on behalf of Gateway120

INTRODUCTION

1. These comments are made on behalf of Gateway120 and seek to assess the councils overall approach to development within the District and the manner in which housing growth and distribution has been balanced with the need for economic growth and environmental protection.

General Comments

2. The proposed submission draft document represents a justifiably coordinated balance between housing provision and the ability of the District to accept development in a way that can be used to best advantage in addressing present local deficiencies. The strategy properly recognises the difficulties in securing appropriate development opportunities in view of the character of the District largely as a peninsular, and properly restricts growth of housing and jobs to that which can be locally supported and which can be suitably assimilated into the existing situation over the longer term. Development of a greater scale does not belong in Tendring and the council properly concentrates on the local agenda.
3. The strategy provides for a 6% increase in housing stock in the urban settlements, key rural service centres and smaller rural settlements and thus provides a proportionate increase in all identified settlements. This dispersal strategy is a departure from the previous strategy which proposed housing mainly concentrated in Clacton and with smaller allocations at other coastal settlements and only minor development in the countryside. It is considered that the proportionate, dispersal approach is appropriate and addresses the potential of all settlements to grow and to take account of local conditions.
4. Larger proposals of a sub regional scale are more appropriately located where transport infrastructure and connection to the national road network are better, such as in locations to the west of Colchester. The primary objective for Tendring must be for consolidation and attention to

Tendring District Local Plan Proposed Submission Draft

Comments on behalf of Gateway120

local issues, and the Core Strategy achieves that. Gateway120 proposals for large scale development west of Colchester, at West Tey, and east of Braintree at Temple Border, include facilitating significant upgrading and dualing of the A120 between Braintree and Marks Tey which will tie into the dualing of the A120 which has occurred to the west of Braintree. The Gateway 120 proposals provide sub-regional scale growth in an area where transport infrastructure and market presence supports such a scale of development. The proposals are complimentary to the council's recognition of the difficulty in securing appropriate development opportunities in the District, where improvements to the A120 will further assist Tendring District by improving its relationship with Haven Gateway, mid Essex and destinations beyond, including Stansted.

5. There are, however, significant flaws in the council's approach to the plan. Primary among these is the fact that the plan period is too short. It is proposed that the plan will only cover the ten years, up to 2021, and therefore does not provide an adequate long-term strategic plan for the district so that the council can monitor economic conditions and job creation and compare this to housing development to ensure that the plan is achieving a sustainable and balanced pattern of growth. On the basis that adoption is not expected until the end of 2013/early 2014, the plan will only be effectively a 7/8 year plan and this is not acceptable and does not properly take into account significant proposals in the wider area such as the new settlement proposal at West Tey, the creation of a new neighbourhood at Temple Border and proposals to facilitate the dualing and improvements of a significant part of the A120 between Braintree and Marks Tey. As demonstrated by Colchester Borough Council, reviews can be undertaken to assess the situation of the plan and to update it as necessary and therefore provide a level of flexibility to respond to changing conditions. The Tendring Local Plan should therefore be based on a longer time frame to enable true strategic planning and to ensure that there is certainty in relation to the longer terms aims and objectives for the district and to address wider regional issues and development.

Tendring District Local Plan Proposed Submission Draft

Comments on behalf of Gateway120

6. In addition to the short timeframe for the plan, there also appears to be a lack of co-operation with neighbouring areas, and most specifically Colchester Borough. Within the Local Plan it is indicated there may be justification for growth in the Colchester area which could require joint working for the period after 2021 and that this will be the subject of careful consideration when both councils come to review their plans to address longer-term requirements. Colchester Borough Council have now begun preparing a review of their Core Strategy to take their plan up to 2030 and therefore engagement with Colchester should be undertaken now, in relation to Tendring's Local Plan to address issues of growth, employment and improvements to the A120 which effects a number of districts within the East of England area and which links to large scale development proposals to the west of Colchester at West Tey, and the development proposed to the east of Braintree at Temple Border. Without this meaningful engagement and co-operation with Colchester Borough, it is not considered that the plan can be considered sound and it should be reviewed to enable cross-boundary, long term issues, such as upgrading sections of the A120, to be addressed fully and to prevent any further delay in producing a plan which properly addresses future requirements and provides greater certainty for the growth and development of the district.

Housing and Economy

7. Whilst it is considered sensible not to add a large number of homes to the district it is also noted that the housing need identified is greater than that provided for. This however needs to be balanced with the need to protect the environment, the recent decrease in population as shown by the 2011 Census and also take account of the constraints of the district i.e. its peninsular nature. Whilst this needs to be factored into the overall housing provision, the potential change in demand for housing should be addressed positively and in a longer term strategy which is co-ordinated with neighbouring strategies for economic growth, large scale development to the west of Colchester and to the east of Braintree and the upgrading and dualing of sections of the A120.

Tendring District Local Plan Proposed Submission Draft

Comments on behalf of Gateway120

8. The district currently has a weak economy compared to its neighbours and it recognised that higher paid jobs are generally found outside the district and there is a high level of daily commuting out of the district (mainly to Colchester and London) and young people tend to migrate out of the district to areas with better employment prospects. A balance therefore needs to be found between the provision of jobs and housing that will create economic growth and opportunities for people to stay in the district.

9. In relation to this balance between housing and employment, it is considered that the proposed large scale development at West Tey can generate economic growth within the district without necessarily resulting in a significant level of housing growth that would be needed to sustain this. The development at West Tey and Temple Border seeks to facilitate the upgrading and dualing of the A120 between Braintree and Marks Tey and therefore will improve the connections across the wider region, between Stansted and Harwich, and improve Tendring's relationship with the wider Haven Gateway region which is a gateway to Europe and beyond. The development of the ports and improvements to the strategic road network can provide opportunities for economic growth in the district and the environment can continue to be protected with higher housing levels provided to the west of Colchester. This will enable Tendring to improve the balance between housing and job provision and ultimately contribute to a more balanced district where both housing and job opportunities can be found.

Transport

10. The Strategy correctly identifies the need to provide a good and effective transport network in policy PRO1. That will improve the viability of the District as a location for new employment, particularly that associated with the ports and with the proposed development at Bathside Bay. The support in policy for safeguarding the function of the A120 corridor for uninterrupted vehicle movement is supported, and this is a matter that Gateway120 has supported for a considerable time in respect of facilitating the dualing of the A120 further to the west, between Marks Tey and Braintree.

Tendring District Local Plan Proposed Submission Draft

Comments on behalf of Gateway120

11. We also support policy PRO1 in that it identifies the upgrading of the A120 between Hare Green and Ramsey. These are essential improvements that will support the strategy of Gateway120 to seek to ensure that the A120 is improved to a standard between Stansted and the ports that justifies its regional significance.

Ref: NLP002190

Date Added: 12/29/2012 5:37:06 PM

Chapter: 2. Delivering Sustainable Development **Section:** Urban Settlements

Handled by Agent: N

Consultee: Mr David Macdonald

Consultee Job Title: Director

Consultee Organisation: Hill Path Projects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: This policy, together with the associated policies SD3 and SD4, provides for an increase of 6% of the housing stock over a 10 year period or roughly 375 dwellings per annum. Whilst agreeing that there is a need for some additional affordable or starter homes and probably also sheltered accommodation for the aging population, the target homebuilding programme seems high when compared with the average of 300 dwellings per annum in the preceding 5 years and the economic situation of the district. The following have not been fully taken into account: 1. This aspect of the Local Plan is not Positively Prepared nor it is Effective since full account has not been taken of the fact that 16% of Tendring's working population commute to Colchester but Colchester's Borough Council plans to provide for the construction of some 800 dwellings per annum during the next ten years. 2. This aspect of the Local Plan is not Positively Prepared since full account has not been taken of the fact that 9% of Tendring's working population commute to London. An annual ticket to London costs £5,060 from Manningtree or £4,752 from Clacton so opportunity of working in London is only available to the relatively well paid but the financial services sector in the City of London is continuing to shrink. 3. This aspect of the local pan cannot be Justified since the 2011 Census showed, for the ten years to 2011, the population of England and Wales increased by 7% but, if net immigration had been zero (i.e. immigration and emigration had been in balance) the increase in the population would have been 3.2%. There seems no particular reason to expect the population of Tendring to increase in excess of this lower figure. 4. This aspect of the local pan cannot be Justified since unemployment in Tendring is 9.4%, compared with the national average of 7.4%, indicating there is more slack in the local than in the national economy. 5. This aspect of the local pan cannot be Justified since occupancy in Tendring of 2.2 people per dwelling per is lower than the national average of 2.4 per dwelling, thus indicating that some of the housing stock is underused 6. This aspect of the local pan cannot be Justified since the 2011 Census indicated a surplus of 4% dwellings over households in the Eastern Region, similar to the national average, thus casting doubt on the much vaunted "housing shortage. The above figures indicate that, far from having a housing shortage, the housing stock in Tendring is currently adequate and likely to remain so with only a minimal increase in the foreseeable future so this aspect of the local plan cannot be Justified, has not been Positively Prepared and is unlikely to lead to an effective outcome for the community. That said, in common with the rest of the country, there is likely to be a need for more social or affordable housing for the young who wish to stay in the area and further dwellings to meet the needs of an aging population. This might amount to a need for an increase of dwellings of roughly half that suggested; that is around 150 to 200 dwellings per year or and overall build during the 10 years of approximately 3% of the current housing stock.

Want to Speak at Public Examination: Y
Justification:

Approved: Y

Approved Date: 1/1/2013 4:54:01 PM

Attachment: N

Added by Council: N

Reply: N

Notes: Summarised by GA 8 Jan 2013

Ref: NLP002191

Date Added: 12/29/2012 5:46:22 PM

Chapter: 2. Delivering Sustainable Development **Section:** Sustainable Construction

Handled by Agent: N

Consultee: Mr David Macdonald

Consultee Job Title: Director

Consultee Organisation: Hill Path Projects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: This policy is not Positively Prepared since there are dangers for the Port of Harwich in becoming overly dependent upon the offshore wind energy industry since that industry itself depends upon massive consumer subsidies for its expensive and intermittent electricity. For the reasons given in the Institution of Chemical Engineers Hansom medal winning paper "Squaring the Circle" (authors Professor S F Bush and D R MacDonald in The Chemical Engineer, October 2011) the economics for offshore wind energy are unlikely to improve and thus the industry may not have a long term future. It is vital that Harwich has a diverse range of economic opportunities.

Want to Speak at Public Examination: Y

Justification:

Approved: Y

Approved Date: 1/1/2013 4:53:40 PM

Attachment: N

Added by Council: N

Reply: N

Notes: Summarised by GA 8 Jan 2013

Ref: NLP002192

Date Added: 12/29/2012 5:53:02 PM

Chapter: 3. Planning for Prosperity Section: Employment Sites

Handled by Agent: N

Consultee: Mr David Macdonald

Consultee Job Title: Director

Consultee Organisation: Hill Path Projects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Support

Justification: This policy is supported with a single observation. Too many of the units and buildings within these vital centres of employment industry have become fast food outlets which are of little benefit to the local economy and to the detriment to the local environment; this is particularly true within the Lawford Industrial Estate where there are also important high value manufacturing SMEs which should be nurtured and encouraged. The planning rules and permits for these areas should be strengthened and enforced.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/1/2013 4:56:24 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002193

Date Added: 12/29/2012 5:57:00 PM

Chapter: 7. Harwich and Dovercourt

Section: Regeneration in Harwich Old Town

Handled by Agent: N

Consultee: Mr David Macdonald

Consultee Job Title: Director

Consultee Organisation: Hill Path Projects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Support

Justification: The objective of developing Harwich further a gateway to Europe, as an expanding container port, as a destination or terminal for cruise ships and to take advantage of Evolving opportunities for maritime support services is surely welcome, both for potential boost to the local economy and for expanding the local employment opportunities. In addition, improved facilities at Harwich could and should provide enhanced opportunities for tourism for the rest of Tendring and, in particular, for the villages bordering on the Rivers Stour and Orwell. Nevertheless this consultation processes give an opportunity of providing the following three warnings: 1. As recognised in the Local Plan, the ambiance, heritage attractions and tourist facilities will need to be enhanced if Harwich is to attract the tourist trade it otherwise deserves. 2. As commercial port Harwich is competing with the well established facilities of Felixstowe and the rapidly developing Thames Gateway. Consequently it will be essential to find a niche in the market which does not compete, directly with these two much larger ports. 3. As explained in response to Policy PRO13, there are dangers for the Port of Harwich in becoming overly dependent upon the offshore wind energy industry since that industry itself depends upon massive consumer subsidies for its expensive and intermittent electricity.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/1/2013 4:57:01 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002194

Date Added: 12/29/2012 5:59:49 PM

Chapter: 9. Manningtree, Lawford and Mistley

Section: Manningtree Town Centre

Handled by Agent: N

Consultee: Mr David Macdonald

Consultee Job Title: Director

Consultee Organisation: Hill Path Projects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Support

Justification: This policy is supported but with reservations. Manningtree is indeed an attractive and historic small town but the scope for the continuation of the High Street as a shopping centre in way it has been in the past is constrained by the advent of widespread On-line shopping and by the continuing dominance of supermarkets. Thus the future would seem to be more as a tourist centre for people from nearby, a base for exploring the rivers Stour and Orwell and as a holiday location in its own right. We believe that, for this to occur, better public access to the riverside will be required and one or more family friendly hotels, where parents might bring their children for a few days stay, are highly desirable. Consequently it would be desirable that the Local Plan should make it clear that it would acceptable that remises currently used for commercial or warehousing could be redeveloped in a way that would encourage tourism.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/1/2013 4:52:20 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002195

Date Added: 12/29/2012 6:01:49 PM

Chapter: 9. Manningtree, Lawford and Mistley
Lawford

Section: Development East of Cox's Hill,

Handled by Agent: N

Consultee: Mr David Macdonald

Consultee Job Title: Director

Consultee Organisation: Hill Path Projects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Support

Justification: The policy seems well thought out and would provide welcome additional accessible public "green space", improved access for public transport to Manningtree High School and some further 100 dwellings which, taken together with the 20 new build dwellings already approved and on the assumption that there is reasonable provision for some of affordable housing and single story dwellings, would increase the housing stock of the Mistley, Manningtree and Lawford area by some 3.2% over the ten year period which is consistent with our response to Policy SD2. The "Section 106" gains to the public that are hoped to result from this development will require careful monitoring since the requirements for developer funded facilities are high and it is possible that the UK Government may relax its requirements for such gains.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/1/2013 4:53:24 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002196

Date Added: 12/29/2012 6:03:17 PM

Chapter: 9. Manningtree, Lawford and Mistley
Lawford

Section: Development East of Bromley Road,

Handled by Agent: N

Consultee: Mr David Macdonald

Consultee Job Title: Director

Consultee Organisation: Hill Path Projects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: There are aspects of this policy, in particular the enhanced recreational facilities and the improved access to Lawford Church of England Primary School, which are attractive and one must hope that some way can be found to fund these. However the concept of building an additional 100 dwellings on what is currently good agricultural land well outside the present village envelope is flawed for the following reasons: 1. This part of the Local Plan is not Positively Prepared since is no need for a further 100 dwellings, in addition to those planned for the area to the East of Cox's Hill, in Lawford, Manningtree and Mistley to meet the requirements of the three parishes the present population of which might be expected to expand by only some 3% during the coming decade. 2. These additional 100 dwellings cannot be Justified to meet local requirements in view of the large house building programme in nearby Colchester. 3. The plan for proposed development is not Positively Prepared since it would be remote from the railway station and Manningtree town centre so they will generally drive, adding to the parking congestion at both. 4. The proposed development is not Consistent with National Policy since it cannot be sustainable to build unnecessarily on good agricultural land thus increasing the 40% of our national food we currently import, thus further widening our balance of payments deficit and consuming adding to the UK's carbon footprint. The development needs in Lawford, Manningtree and Mistley point to increased local employment opportunities, based upon tourism and light industry, rather than more than a minimal amount of increased housing. Agriculture in the area should be encouraged for both national and local benefit.

Want to Speak at Public Examination: Y

Justification:

Approved: Y

Approved Date: 1/1/2013 4:51:34 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Mary Foster

From: MARK SORRELL [REDACTED]
Sent: 07 January 2013 16:21
To: Planning.policy
Subject: holland fc
Attachments: 130107 Holland FC Representation.pdf; 130107 Representation Form (Holland FC).pdf

Yours Sincerely

Mark Sorrell

Tendring District Local Plan; Proposed Submission Draft

Representation on behalf of Holland FC

Holland FC and Land at Gainsford Avenue

These representations are submitted in support of future playing pitch provision on part of the land at Gainsford Avenue.

It is important to stress at the outset that Holland FC have been working with Colchester Institute Corporation for some time to bring forward proposals for the Gainsford Avenue land that provides for a permanent home for Holland FC, but at the same time recognises the importance of the land to the Institute as a way of raising funds for investment in education facilities.

We note that Policy COS17 is proposing 3ha for playing pitch space and for that land to be dedicated to the local authority. We object to that Policy on two grounds. First, we are clear as a Club that the proposals for playing pitch space set out on the indicative Masterplan (copy attached) prepared jointly between Holland FC and Colchester Institute is the right approach for the site. We fully understand as a football club that the Institute need to secure sufficient funds to represent a meaningful investment for their future building programme.

For all those reasons, we as the football club would want to support the Institutes proposals for the site since we consider it provides sufficient new playing pitch space for the football club but most importantly it enables a permanent home to be finally established from which the club can then grow.

Second, we need the playing pitches for the sole use of the football club. We have agreed with the Institute that the all-weather pitch should be available to the community and offered for a range of sports. At the present time the club has a membership of approximately 260 and operate a number of football teams across all ages for both boys and girls. We see the football club as an important

part of the local community and at the same time we also recognise the value of the Colchester Institute also as part of the community in the education facilities they provide.

We would urge therefore that Policy COS17 be amended to reflect the attached Indicative Masterplan to then enable Holland FC to continue to work with the Institute to bring about this important proposal.

Holland FC

January 2013



- Key:**
- Proposed Housing
 - Public Open Space
 - Pedestrian/Cycle Access
 - Existing Green Link
 - Proposed Landscaping
 - Proposed Holland FC playing pitches

Client
Colchester Institute

Project Title
Gainsford Avenue, Clacton

Drawing Title
Indicative Masterplan

Date	Drawn	Checked	Authorised
02 NOV 2012	CP	RR	RR
Number	Rev.	Scale	
08.658/161		1:2500 @ A3	

ENVIRONMENTAL PLANNERS & DEVELOPMENT CONSULTANTS

15 De Grey Square
De Grey Road
Colchester, Essex
CO4 5YQ
TEL: 01206 769018
FAX: 01206 564746
east@boyerplanning.co.uk



wales & west | east | london | south east | central & south

Reproduced from the Ordnance Survey map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright AR 100007250 Boyer Planning Ltd. Crowthorne House Nine Mile Ride Wokingham Berkshire RG40 3GZ



**Tendring District Local Plan:
Proposed Submission Draft (2012)**

REPRESENTATION FORM

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation: HOLLAND FC
.....

If an organisation, please provide a contact name: MARK SORRELL.....

E-mail: [REDACTED] Tel No: [REDACTED]

Address (put the organisation address if relevant):

[REDACTED] Post Code: [REDACTED]

If you are an agent acting on behalf of someone please provide your details here

Name of agent:

If an organisation, please provide a contact name:

E-mail: Tel No:

Address (put the organisation address if relevant):

..... Post Code:

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support

Object

(Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following ‘tests of soundness’. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **“Justified”** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
Policy COS 17	Please see the attached document for Representation.

Please turn over 

--	--

--	--

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes

No

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

--

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed: M. Sorrell pp Holland FC

Date: 07/01/2013

**All representations must be received by the Council no later than 16:00 on Monday 7th January 2013.
Any submissions received after this deadline cannot be considered.**

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.

Little Clacton (Whitegates) Lawn Tennis Club

RECEIVED
20 DEC 2012

18th December 2012

Head of Planning
Tendring District Council
Council Offices
Thorpe Road,
Weeley,
Essex
CO16 9AJ

Dear Madam

Draft New Local Plan

Holland Road, Little Clacton and Gainsford Avenue, Clacton-on-Sea

I write to pass the comments of myself and Little Clacton Tennis on the proposed local development plan in general and particularly relating to two areas, Holland Road, Little Clacton in the vicinity of our premises and the Colchester Institute land at Gainsford Avenue in Clacton.

Firstly I would like to support the general approach that the Planning Department have taken towards development in the District. The new policy of spreading the housing provision across the whole area will ensure that new homes are constructed where the need is greatest, generated by market forces, and will minimise the overall visual impact plus promote the local construction industry and employment.

Whilst it is very easy to criticise the previous arrangement of concentrating the majority of development at one location I compliment the Council in acknowledging the weakness of this approach and their intention of ensuring that it does not happen again.

Concerning Little Clacton we are pleased that the unnecessarily tight settlement boundaries have been relaxed and that the development areas now include all urban uses including leisure services such as the Tennis Club and caravan parks.

As you know Little Clacton Tennis Club is having serious problems raising sufficient monies to maintain and improve the courts to meet current safe playing standards and is currently considering all the options for obtaining funding by releasing some or all of our property for development.

The previous Local Plan left these 'protected' facilities that are currently at risk in a vulnerable position even when creative and significant improvements were being proposed purely because they were 'outside the development boundary'. Hopefully the new plan will allow a more pragmatic approach that can be determined locally.

We are pleased to see the proposed policy for the land at Gainsford Avenue. I do not need to reiterate the problems of the past with this site but now wholeheartedly

applaud the new proposals. The new plan offers an opportunity for the site to become an important leisure facility for Clacton-on-Sea particularly if it is developed as a multi-sport centre of excellence.

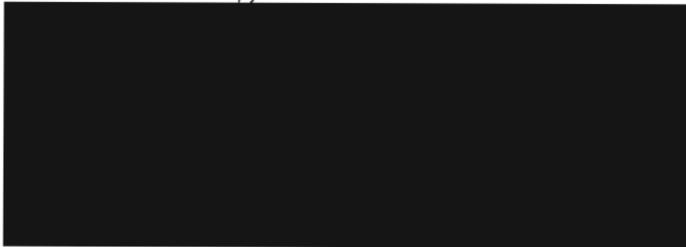
Notwithstanding the issues that influence the future of the Tennis Club land in Little Clacton the opportunity of being involved with a significant improvement to local sport at Gainsford Avenue is one that we are eager to grasp. Our members are committed to ensure that, not only does the Club survive, but that any monies obtained from the sale of our land is fully re-invested in a project that can benefit the area.

No doubt the Colchester Institute will be making their representations to the Planning Authority about the future of this site and its development potential. The Tennis Club, in wishing to place on record our support for the proposal, request that the Council ensures that the broader options, encompassing both sites if possible, are fully addressed before any final Planning consent is granted.

This is a chance to secure the future of a long-standing sports club, return an under-used sports ground to use, meet local housing needs but most importantly create a sports resource of which District can be proud:

Please do not miss this opportunity.

Yours truly,





RECEIVED
07 JAN 2012

**Tendring District Local Plan:
Proposed Submission Draft (2012)**

REPRESENTATION FORM

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:
..... LOCKHILL PROPERTIES LTD

If an organisation, please provide a contact name: MR MALCOLM TUFFIN

E-mail: [REDACTED] Tel No [REDACTED]

Address (put the organisation address if relevant): [REDACTED]

[REDACTED] Post Code: [REDACTED]

If you are an agent acting on behalf of someone please provide your details here

Name of agent: COUNTRYWIDE LEASERS

If an organisation, please provide a contact name: KATE CLARK

E-mail: [REDACTED] Tel No [REDACTED]

Address (put the organisation address if relevant): [REDACTED]

[REDACTED] Post Code: [REDACTED]

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support

Object

(Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **"Positively Prepared"** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **"Justified"** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **"Effective"** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **"Consistent with national policy"** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
<p>Policy COS 9 ANALEFIELD HOTEL PROPOSAL SECTION 6. 6.26 + 6.30</p>	<p>PLEASE SEE ATTACHED COMMENTS. WHICH HAVE BEEN TYPED BY MY AGENT ON MY BEHALF AS I AM CURRENTLY AWAY ON BUSINESS.</p>

--	--

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes

No

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

--

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed 	Date: 7.1.2013
---	----------------

All representations must be received by the Council no later than 16:00 on Monday 7th January 2013.
Any submissions received after this deadline cannot be considered.

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Waeley, Clacton-on-Sea, Essex, CO16 9AJ.

THIS APPLICATION IS NOT JUSTIFIED.

This area was designated as an area of conservation as per your "Conservation Areas" booklet and is defined as an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance and is compatible with neighbouring buildings and spaces. Conservation also retains gardens, roadside banks and verges. Conservation does not harm important views into, from or within the area. Thus the area "Anglefield" should be preserved and not destroy the garden area, nor the visual outlook for the properties surrounding the garden. To quote EN17 of your booklet ". . . development within a conservation area must preserve or enhance the character or appearance of the conservation area . . .". Your booklet continues to state that ". . . development would be refused if (a) it would harm the character or appearance of the conservation area . . ." including open areas, relationship between buildings etc

We note from the conservation map of Anglefield Triangle a tree preservation order and from a visit this weekend notice that already all hedges have been removed and established plants have gone. Does this mean that work is in progress already without the final submission to the Government.

It was made public knowledge in the Clacton/Frinton & Walton Gazette on Thursday 27th December 2012, page 2, that most daily holidaymakers spend just three hours in this district. This research was carried out by "Tourism South East" on behalf of Tendring District Council. It was reported that most visitors who stayed on a five day trip stayed with relatives or in a rented caravan. It was reported that parking was a problem for visitors (as it is with residents) due to cost and lack of spaces. It also criticised the range of shops and quality of service.

You state Clacton has a shortage of good quality hotel accommodation. There have been many good quality hotels which have shut down or changed into flats (The Grand is one excellent example) – and why was it changed into flats? Is this preserving hotels or was it lack of business from holiday makers/business conferences etc. not being able to keep the hotel in business. Similarly, there are many restaurants/cafes in Clacton on Sea and to have another restaurant/café within the boutique hotel would reduce the already meagre income for these existing businesses. An example is the Pier Restaurant being up for sale, this being in a prime seafront location. The idea of an iconic hotel in Clacton is rather concerning, are we speaking of another "Angel of the North", which can be seen for miles. You propose customer access, respect and enhancing the character of the conservation area and improving the lighting and visitor safety to stimulate the evening economy. Surely if you need to do this, then our concern is that there is already a problem with lighting and safety for the residents which has not been addressed.

We do not believe this Forward Planning would be economically viable – at present there are approximately 9 known hotels within the seafront area on the market for sale. The Royal Hotel has not yet been sold, The Comfort Inn has gone into liquidation, The Langtry Hotel is up for sale, there are businesses on the market for sale such as The

Liquor Lounge, The Pier Restaurant together with many empty small businesses, such as restaurants and cafes, in and around the town of Clacton.

How, therefore can a boutique hotel be economically and financially viable. It will be unaffordable to holiday makers, an unattractive building, and due to lack of shops and amenities and it would not attract the clientele that they state it would in this "up market" hotel.

The re-configuration of the seafront road and carriageway appears to be rather extreme and very costly. This presently is a perfect pathway to the beach and along Marine Parade East to Marine Parade West for the residents and holiday makers.

As the joint owner of 43-49 Marine Parade East and thus on the personal side - 43-49 Marine Parade East was built in 1894 and TDC, itself, use this block 43-49 Marine Parade East, Clacton on Sea, in their brochure for the Conservation Area Planning Brief. How, therefore, can Tendring District Council use our block as their advertisement for conservation and then take it away by building a monstrosity in front of the block. This block is a block of thirteen flats, which have all been modernised internally and are all let on Assured Shorthold Tenancies, for which the tenants are paying a rent appropriate for the privilege of the outstanding sea views, together with council tax which has been calculated on location and environment. Should the Forward Planning proceed we must assume that the council tax banding will be reduced accordingly. There is also the possibility that long term tenants would vacate their properties due to the loss of outlook, long term building works outside their front door, re-configuration of new road access and traffic control would need to be implemented. This new "iconic" building would incur more noise, traffic congestion etc. and loss of residents accessway along the seafront. It would also reduce the value of the block, loss of income to our company and Letting Agent .

This will also affect other properties in this area, such as Manfield Towers, Grosvenor Court , Melrose Hotel, Coastal Buildings, Lifeboat House, Southcliff Hall, to name a few. As there has been little information given to residents in Clacton on Sea regarding the Forward Planning, the majority of residents not having access to computers etc., there may not be the required response to this proposal.

We therefore feel there is no valid establishment need.

Conservation in Tendring



Conservation Areas

Advice for property owners
and the general public

Tendring
District Council



1 What is a Conservation Area?



A conservation area is defined as "an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance". Often this covers the historic core of a village or town and may often contain a number of listed buildings. Its character comes from a range of factors like the design and layout of its principal buildings, their materials and setting, street pattern, street furniture, public and private open spaces, trees and landscape features.

Once designated the conservation area needs everyone's help to protect its character and keep it special. The Council will protect and enhance it as far as possible by controlling development, directing resources into the area and encouraging the care of its buildings. But it also needs the support of property owners, residents and local businesses if this is to be successfully achieved.

2 What planning policies specially apply in Conservation Areas?

Development in conservation areas - alterations, extensions, demolition and new buildings should comply with the Government's Planning Policy Guidance 15: "Planning and the Historic Environment, 1994" and the Council's policies in the Adopted Tendring District Local Plan 2007. Of particular importance is the following:

EN17 Conservation Areas



Development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area.

Development will be refused where;



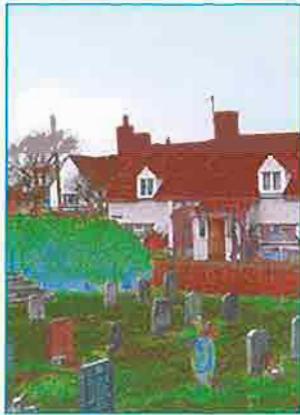
- (a) It would harm the character or appearance of the Conservation Area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;



Dovercourt



Walton-on-the-Naze



Bradfield



Esplanade, Frinton

4 Conservation Area Consent - Demolition

Even if your property is unlisted and it falls within a conservation area you will need to obtain Conservation Area Consent for demolition works which amount to the total or substantial destruction of any building in excess of 115 m². Unlike planning permission, there is no charge for the application. You will also need Conservation Area Consent to demolish gates, fences, walls or railings over 1m high, fronting a highway or public open space, or over 2m high elsewhere in the area. There are also other situations where consent is required so please contact the Council's Planning Service; planning.services@tendringdc.gov.uk.

5 New Build Proposals

New developments in a conservation area, such as new buildings and additions or extensions to existing buildings, will have to pay special attention to preserving or enhancing the character or appearance of the area. In order to secure this the Council can require you to provide more comprehensive details of the proposal, especially if only an outline planning application is submitted.

The Council will generally require fully detailed schemes to be submitted including plans and elevations showing the new development in its setting, and giving details of siting, building line, massing, construction materials and architectural detailing. Also, where appropriate, details of the location of neighbouring buildings, and in some cases a street scene to show the proposal in context. Proposed works should conform to local building forms in their scale and massing and be built using materials of a high quality and as close as possible to those found traditionally in the area. Detailing to elements such as windows, doors, eaves and chimneys needs to be given special attention; There is however, still a place for innovative new architecture in conservation areas, and the temptation to slavishly copy what is already there is not, in most cases, the only option. Before submitting a detailed scheme it is worthwhile having pre-application discussions with the relevant officers in the Planning Service.

EDWARD GITTINS & ASSOCIATES
PLANNING & DEVELOPMENT CONSULTANTS

UNIT 5 PATCHES YARD, CAVENDISH LANE, GLEMSFORD, SUDBURY, SUFFOLK CO10 7PZ
EMAIL: info@egaplanning.com TEL/FAX: (01787) 281 855 WEB: www.egaplanning.com

Tendring District Local Plan
Proposed Submission Draft

Representations of Objection

on behalf of:

Mrs. Veronica Patten
(ref. VP1)

January 2013

1. We are instructed by our Client, Mrs Veronica Patten of Walnut House, Lodge Lane, Tendring, Clacton-on-Sea, Essex CO16 0BS, to lodge an objection in relation to Policy PEO16: Residential Institutions and Care in the Proposed Submission Draft (PSD).

GROUNDINGS OF OBJECTION

2. Policy COM5 – Residential Institutional Uses in the Adopted Tendring Local Plan states in limb a) that sites for such uses should not be located away from existing Settlement Development Boundaries (SDBs) in order that support services, facilities and public transport routes can be available. The equivalent policy in the PSD, namely Policy PEO16: Residential Institutions and Care suggest that, with certain exceptions, ‘appropriate sustainable locations’ are confined to the SDBs of Urban Settlements and Key Rural Service Centres.
3. The above change is significant because not only does the emerging policy continue to rule out care homes being provided within the countryside, (where tranquil environments and potential buildings suitable for conversion are often to be found), but also excludes care homes within the SDBs of the 32 Smaller Rural Settlements identified in the PSD and listed in Policy SD4.
4. The combined estimated dwelling stock of these 32 Smaller Rural Settlements amounts to 4,540 dwellings and the PSD envisages an increase in this stock of a further 274 dwellings to give a combined figure of 4,814 dwellings at the end of the Plan period. The resident population within this substantial dwelling stock are not to be provided with local care facilities unless, exceptionally, it can be demonstrated a proposal will address a locally generated need which cannot otherwise be met. (The wording of the policy does not say how far away from the locally generated need one has to demonstrate that the need cannot be met).
5. We maintain that locally provided care facilities are more likely to enable persons in need of care to receive that care within their home communities or near to their relatives and friends without the need to be accommodated in more distant and larger settlements where visits will involve longer trips. Confining

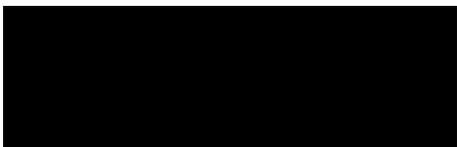
nearly all new care facilities to the larger settlements may have certain advantages in terms of staff and visitor accessibility and movements but may run counter to sustainability objectives in many cases.

6. We do not consider Policy PEO16 is consistent with the National Planning Policy Framework (NPPF) in the following ways:-

- It pays insufficient regard to the economic and social elements of sustainable development (paragraph 7).
- It does not assist in supporting thriving rural communities (paragraph 17 – 5th bullet point).
- It fails to meet local needs relating to health, social and cultural wellbeing (paragraph 17 – 12th bullet point).
- It is in conflict with the aim of supporting the rural economy (paragraph 28 – 4th bullet point).
- It does not reflect the distinction between urban and rural areas in terms of promoting sustainable transport (paragraph 29 - last sentence and paragraph 32 - 3rd bullet point).

PROPOSED CHANGES

7. We seek changes to Policy PEO16 to make it consistent with the NPPF by positively assisting in the provision of residential institutions and the availability of local care facilities serving rural communities.



Chartered Town Planner

January 2013

Tendring District Local Plan: Proposed Submission Draft (2012)

REPRESENTATION FORM

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:

Mrs. Veronica Patten

If an organisation, please provide a contact name: **N/A**

Address: **c/o The Agent**

If you are an agent acting on behalf of someone please provide your details here

Name of agent: **Edward Gittins & Associates**

If an organisation, please provide a contact name: **Mr. Edward Gittins**

E-mail:

Tel No:

Address:

Post Code:

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support Object (Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following ‘tests of soundness’. The tests of soundness say that Local Plans must be:

- **“Positively Prepared”** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **“Justified”** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **“Effective”** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **“Consistent with national policy”** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
Policy PEO16 Policy SD4	See attached Representations (our ref. VP1)

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes No

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

To examine the most appropriate policies for the future location of Care Homes.

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed

Date: 07 January 2013

**All representations must be received by the Council no later than 16:00 on Monday 7th January 2013.
Any submissions received after this deadline cannot be considered.**

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.

Ref: NLP002312

Date Added: 1/7/2013 12:37:05 PM

Chapter: 9. Manningtree, Lawford and Mistley

Section: Development at Horsley Cross

Handled by Agent: N

Consultee: Mr Neil Manning

Consultee Job Title: Company Director

Consultee Organisation: Nema Fabrications Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Support

Justification: As a local resident and buisnessman tring to find suitable manufacturing/warehousing sites in the tendring area is hard enough as it is . With high unemployment and skills shortages in the engineering sector ,i find it very hard to believe that tendring council has not given planning approval sooner . If buinesses ,small or large were given the chance to bring a small ammount of wealth to this lacking area maybe it would have a knock on effect and bring our area back to life.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 1:57:51 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002220

Date Added: 1/3/2013 8:34:36 PM

Chapter: 9. Manningtree, Lawford and Mistley

Section: Development at Horsley Cross

Handled by Agent: N

Consultee: Mr Gary Rowe

Consultee Job Title: Director

Consultee Organisation: Pallet Plus Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Support

Justification: The inclusion of Horsley Cross is an absolute must in the Local Plan. The future development and ability to expand my business and increase employment opportunity depends on suitable employment sites being included in the Local Plan and having read the draft document carefully Horsley Cross is the only viable option. Previous plans have failed to deliver employment opportunity because the land allocations were problematic or poorly located. The previous land allocations, most of which are again included this time around, have not been brought forward for development. Horsley Cross is different. Horsley Cross can and will be delivered immediately after adoption of the Local Plan. This is a vital factor as the local economy needs stimulating immediately and cannot afford a further prolonged period of stagnation. All too often in the past land allocations have ticked all the planning policies but failed the practical test of deliverability. The inclusion of Horsley Cross is paramount for the recovery of our local economy and I applaud the Council for including the allocation in this Local Plan.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 9:27:50 AM

Attachment: N

Added by Council: N

Reply: N

Notes:

Mary Foster

From: Davis, Simon [REDACTED]
Sent: 03 January 2013 11:31
To: Keely Grothier
Cc: Alan Castledine - Park Resorts Ltd
Subject: Tendring District Local Plan: Proposed Submission Draft - Representations on behalf of Park Resorts Ltd
Attachments: Final Draft Tendring Local Plan Rep Park Resorts 030113.pdf

Dear Ms Grothier,

Please find attached a Representation to your current Local Plan Consultation this time on behalf of Park Resorts. Please note that objections and policy changes are highlighted in bold in the text.

I would be grateful for confirmation of receipt.

Regards

Simon

Simon J Davis BA (Hons) DipTP MRTPI, Principal Planner, Hotels and Leisure

[REDACTED]



Winners of the Property Awards 2012 - Professional Agency Team of the Year.

GVA is the trading name of GVA Grimley Limited registered in England and Wales under company number 6382509. Registered Office, 3 Brindleyplace, Birmingham B1 2JB.

This email is intended for the addressee who may rely upon any opinions or advice contained in this email only in where written terms of engagement have been agreed. No other recipient may disclose or rely on the contents which is unauthorised.

Attached files are checked by us with virus detection software before transmission though you should carry out your own checks before opening any attachment. GVA Grimley Limited accepts no liability for any loss or damage which may be caused by software viruses.

01/02/2013

Hotels and Leisure



LOCAL PLAN REPRESENTATION

GVA
10 Stratton Street
London
W1J 8JR



**Representation to Tendring District Local Plan
Proposed Submission Draft (2012) on behalf of
Park Resorts Ltd.**

03 January 2013

Prepared By *Simon J Davis MRTPI* Status: *Principal Planner....*Date: 20 December 2012



Reviewed By *Martin Taylor MRTPI* Status: *Director.....*Date: 20 December 2012



CONTENTS

1.	INTRODUCTION.....	4
2.	REPRESENTATION FORM.....	7
3.	THE NATIONAL PLANNING POLICY CONTEXT.....	9
4.	REPRESENTATIONS TO THE DRAFT LOCAL PLAN.....	16

1. Introduction

1.1 This representation is made on behalf of our client Park Resorts Ltd who own and operate the following holiday parks in the Tendring District:

- Weeley Bridge Holiday Park, Weeley;
- Valley Farm Holiday Park, Clacton-on-Sea ;
- Highfield Grange Holiday Park, Clacton-on-Sea;
- Naze Marine Holiday Park, Walton-on-the-Naze; and
- Martello Beach, Jaywick, nr Clacton-on-Sea.

1.2 Park Resorts are keen to influence the Draft Local Plan in respect of ensuring that their five parks have the potential to expand and/or extend their operating season in future years. In addition, Park Resorts would like to ensure that new planning policies will allow for the equal treatment of proposals for the extension of static holiday caravan parks across the district.

1.3 Our details as per the Council's official representation form are located in Section 2 on pages 7-8. Our actual representations are set out in Section 4.

Previous Site Allocations Representations

Valley Farm Holiday Park

1.4 In late 2010, we submitted a joint site allocations representation on behalf of Park Resorts and R.E. Giles & Son concerning a mixed holiday park, open space and residential development (approx 700 homes) adjacent to Valley Farm Holiday Park. This proposal also offered opportunities in respect of a single entry Primary School; child care facilities; and a neighbourhood shopping centre/village hall/community facility possibly including a health centre.

1.5 This site was listed as an option in the Local Plan Technical Supporting Document "Identifying Broad Areas for Potential Settlement Expansion" (2008). It was also

recommended in the July 2010 “Core Strategy Discussion Document Issues and Possible Options Regulation 25 Consultation Report” for inclusion in the Draft Core Strategy as Project 11 East Clacton Neighbourhood Development (within Chapter 10). The site was then carried forward and listed as a possible housing site in the 2011 “Possible Housing Sites Volume 1” (on the back of the 2011 “Consultation on housing issues”). However the allocation has not found its way into the Draft Local Plan. Notwithstanding, we are pleased to note that the land to the east of Valley Farm is no longer subject to the Strategic Green Gaps Policy but is simply shown as countryside.

Weeley Bridge Holiday Park

- 1.6 In late 2010, we submitted a site allocations representation on behalf of Park Resorts concerning an extension of Weeley Bridge Holiday Park on 5.05 hectares of land to the north. This proposed extension would accommodate touring caravans, static caravans or holiday lodges and would take account of the existing Flood Risk Zone constraints. The new site would allow for an improvement in the site access by the creation of a new access point along the northern boundary. The proposal would also accommodate pitches displaced from Martello Beach due to increasing flood risk or coastal erosion due to climate change and would provide an alternative to any further expansion of the Valley Farm, Highfield Grange or Naze Marine Holiday Parks.

Park Resorts Ltd

- 1.7 Park Resorts operate 39 holiday parks throughout the country and are the largest operator of holiday parks in the UK. The company is consistently looking to meet the demand from clients for higher quality holiday accommodation and on-site facilities, particularly in light of current trends of increased demand for domestic self-catering holidays in the UK. To do this requires continued investment and Park Resorts would like to be able to continue to invest in their parks within the Tendring District.

GVA Hotels and Leisure

- 1.8 GVA Hotels and Leisure is the specialist tourism and leisure advisory arm of GVA, one of the UK’s top property consultancies. With twelve offices covering the whole of the UK, GVA Hotels and Leisure has the capability to provide the full range of property advisory services to the leisure business across the regions.

- 1.9 Our specialist planning and consultancy services team has extensive experience of providing viability, regeneration and development consultancy, planning advice, applications, appeals and expert witness evidence at planning inquiries for development in the tourism and leisure sectors. We are also retained as national planning advisors to the British Holiday & Home Parks Association.

2. Representation Form

2.1 In this section, we provide the required details in respect of the response form. We set out our actual representations in Section 4.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

Name of person or organisation making the representation: Park Resorts Ltd

If an organisation, please provide a contact name: Mr Alan Castledine (Commercial Director)

E-mail: [REDACTED]

Tel No: [REDACTED]

Address: 2nd Floor, Swancourt, Waterhouse Street, Hemel Hempstead, Herts, HP1 1FN.

If you are an agent acting on behalf of someone please provide your details here

Name of agent: GVA Hotels and Leisure

If an organisation, please provide a contact name: Mr Simon J Davis MRTPI

E-mail: [REDACTED]

Tel No: [REDACTED]

Address: 10 Stratton Street, London, W1J 8JR

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan? We object to the Local Plan in its current form. Please refer to Section 4 for our representations on particular parts of the proposed Local Plan where we object or support each relevant policy or paragraph.

If you are objecting to the plan, do you consider it necessary to speak at the public examination? Yes, we consider it necessary to attend the public examination and speak as the Local Plan proposes no changes to the policy basis that led to previous

refusals to extend each park despite changes in national planning policy in favour of sustainable tourism development.

Please sign and date this form:



(03 January 2013)

3. The National Planning Policy Context

3.1 This section of this submission identifies the relevant national planning policies to which the proposed local plan must be consistent with. Reference is made to the NPPF, the Good Practice Guide on Planning for Tourism and to ministerial statements.

National Planning Policy Framework

3.2 The NPPF was formally adopted on 27 March 2012 and replaced the former PPGs and PPSs. The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of achieving sustainable development, which should be interpreted and applied locally to meet local aspirations.

3.3 The NPPF states that there are three dimensions to sustainable development, namely the economic role, social role and environmental role (paragraph 7). We consider that Park Resorts' holiday parks fulfil all these roles as set out below:

- **An economic role** – creation & retention of jobs, inbound visitor spending at Park Resorts' holiday parks helps to safeguard local shops, services & facilities and further development will support the regeneration of the area. Furthermore, holiday parks help to increase domestic tourism and this reduces the desire of people to travel and spend their money abroad. They also help to bring more overseas people to the UK, thereby improving the national GDP;
- **A social role** – Park Resorts' holiday parks result in spending by tourists in the local areas and this helps to maintain important local community jobs and services including sports & recreational facilities, local shops & post offices, cafes, pubs & restaurants, libraries & health facilities, small builders & suppliers such as farms. In addition, holiday parks provide holidays for people and helps foster new social relationships; and
- **An environmental role** – Park Resorts' holiday parks maintain & improve wildlife habitats on the site. In addition by increasing domestic tourism, an expansion of the park will help to reduce the need & desire for overseas travel thereby reducing net carbon emissions.

- 3.4 We therefore consider that with respect to paragraph 14, any proposals to extend or improve Park Resorts' holiday parks should be supported by the Local Plan in accordance with the presumption in favour of sustainable development.

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

- 3.5 Paragraph 17 sets out 12 core planning principles to underpin both plan making and decision taking. It states that planning should pro-actively drive and support sustainable economic development. Every effort should be made to objectively identify and then meet business needs and respond positively to wider opportunities for growth. This principle of strong support for business growth is set within the context of other core social and environmental principles including the need to secure high quality design, to focus development in sustainable locations, and to recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

- 3.6 In this context, the NPPF sets out several objectives to deliver sustainable development. The first of these is 'Building a strong, competitive economy'. In support of this objective, paragraph 19 states that:

"Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system."

- 3.7 Therefore, significant weight should be accorded to Park Resorts' holiday parks where they propose to expand or otherwise improve the holiday offer (i.e. by extending the season). Where Strategic Green Gap designations are present adjacent to Park Resorts Parks, these should be removed and replaced by an extension of the Holiday Park policy area.

- 3.8 Paragraph 21 goes on to state that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow for rapid response to changes in economic circumstances.

- 3.9 The third objective is to support a prosperous rural economy in order to create jobs and prosperity by taking a positive approach to sustainable new development. Paragraph 28 states that plans should:

“Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.”

- 3.10 Allowing the future expansion of Park Resorts’ holiday parks onto adjacent land by removing Strategic Green Gap designations or amending Green Gap/Coastal Protection Belt Policy so as to make it easier to extend holiday parks into these areas will benefit the local economy through job creation and increased spending on local shops, facilities and services. Doing so will accommodate the current and future needs of existing tourism businesses.

- 3.11 Paragraph 154 of the NPPF states that Local Plan policies should be clear in order to provide certainty to a developer as to how a proposal will be received. A number of the draft local plan policies do not provide the certainty that would ensure applications come forward. The full text of paragraph 154 is as follows:

“Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.”

- 3.12 In addition, paragraph 157 states that: *“Crucially, Local Plans should: (5) allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;”*. We have previously submitted representations for land adjacent to two of Park Resorts parks but these have not been carried forward into allocations on the draft proposals maps. Without this certainty, our client is unlikely to make applications to expand the two existing parks and assist with the much needed growth in the tourism sector.

- 3.13 We consider that to be in accordance with the NPPF, the proposed Local Plan should allow for the future expansion of Park Resorts' existing holiday parks onto adjacent land, even where this land is designated as part of a Strategic Green Gap or Coastal Protection Belt, or remove the Strategic Green Gap designation where adjacent to one of the safeguarded holiday parks to allow for future expansion in such locations. Such holiday park proposals would, as we have demonstrated above, represent sustainable development and thus be in accordance with the NPPF.

Good Practice Guide on Planning for Tourism (2006)

- 3.14 This GPG sets out government guidance on planning for tourism growth. Paragraph 1.2 states that local authorities should have regard to the guide in preparing development plans. It remains in force despite the publication of the NPPF.
- 3.15 Paragraph 2.7 of the GPG recognises that the planning system, by taking a pro-active role in facilitating and promoting the implementation of good quality development, is crucial to ensuring that the tourism industry can develop and thrive, thereby maximising these valuable economic, social and environmental benefits.
- 3.16 Paragraph 2.5 states that: "The revenue generated by tourism can help to: (1) support and enhance local services and facilities such as shops and pubs particularly in rural areas; (4) aid diversification within the rural economy; and, (5) underpin the quality of the local environment and facilitate further enjoyment of it by residents and visitors.". By supporting Park Resorts' five existing holiday parks, there will be no future detriment to the areas in which they are located and instead, if expansion is allowed to occur, greater economic, social and environmental benefits will arise.
- 3.17 Paragraph 2.6 further advises that:

"Tourism depends heavily on the natural and built environment and can also be the key to maintaining and enhancing the environment; the economic benefits of tourism in particular can help to sustain and improve both the natural and built physical environment; in rural areas the health of the environment and of the community depends on the viability of the local economy".

- 3.18 Should future expansion of Park Resorts' five existing holiday parks be allowed then any future applications would be accompanied by proposals to improve the landscape

and natural habitat of such locations through new tree & hedge planting and potentially a body of water such as a pond.

- 3.19 Areas which attract visitors for their scenic beauty and which enjoy income from tourism will be better able to afford to sustain the local environment, and proposals involving high quality development improve the visual and environmental experience for visitors and the local community alike.
- 3.20 The Good Practice Guide recognises the role of high quality, self-catering holiday accommodation in boosting the domestic tourism market and ensuring that it is competitive against foreign holidays and attractive to overseas visitors. Tourism is one of the few growth sectors in the economy during the current recession. Government policy and guidance provides investors and existing park owners with a positive planning framework within which to expand their businesses whilst ensuring that the environment upon which tourism relies is protected and preserved.
- 3.21 Paragraph 22 of Annex A to the guide states that new sites that are close to existing settlements and other services will generally be more sustainable. This is precisely the case at all five of Park Resorts' existing holiday parks with Martello Beach, Highfield Grange and Valley Farm located within or adjacent to the Clacton-on-Sea urban settlement area. All of the parks should be allowed space to expand into.
- 3.22 The benefits of holiday accommodation to the social and economic well-being of the locality should not be under-stated. Direct spending by tourists and the park management creates multipliers in the local economy, providing vital additional income for small businesses, resulting in greater economic diversity and job creation.
- 3.23 Annex B of the guide recommends the use of a holiday use condition to allow all year use of holiday parks, except where there may be valid environmental reasons. The proposed Local Plan is in direct conflict with this accepted national planning guidance.

Prime Minister's Statement on Tourism – August 2010

- 3.24 In a public statement just before taking his summer holiday in Cornwall in 2010, the Prime Minister spoke of the importance the government places in supporting the domestic tourism industry. He stated that it was fundamental to rebuilding and rebalancing our economy and that it was one of the fastest ways of generating jobs so badly needed by the country. He said that he wants his government to have the

strongest possible tourism strategy and to give tourism the backing it needs. He stated that he had asked the Minister for Tourism and Heritage – John Penrose – to investigate whether it was a realistic target to increase the amount that Britons spend on holidays at home. Currently, 36% of what Britons spend on holidays is spent at home. The Prime Minister would like to see this increased to 50%.

- 3.25 The British seaside and surrounding countryside are key attractions to domestic and overseas visitors to Britain. By expanding those existing holiday parks that are situated in sustainable locations, proposed holiday park expansions will support the priority the Prime Minister has attached to tourism development.

Minister's Statement on Supporting Economic Growth

- 3.26 In a written statement dated 23 March 2011, the then Minister for Decentralisation, Greg Clark, emphasized the importance of ensuring that the planning system does everything it can to help secure a swift return to economic growth. The statement set out the steps the Government expects local planning authorities to take with immediate effect:

'When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity)

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.'

(My emphasis underlined)

- 3.27 Allowing for limited tourism development in sustainable locations and within designated Green Gaps or Coastal Protection Belts will allow existing businesses to expand and encourage new people to come into the area to spend their holidays in the Tendring district. This will assist the local economy through increased local spending and also potentially through new jobs. In addition, any proposed landscape improvements will provide social (through recreation) and environmental (i.e. new wildlife habitat) benefits.

The 'Great' Campaign

- 3.28 On 21 September 2011, the Prime Minister put his weight behind tourism with a speech launching a new drive to promote Britain abroad. The GREAT campaign will highlight what Britain has to offer as a place to visit and invest, and tourism will be a key part of this. The campaign is a key component of a coordinated approach to promote Britain ahead of 2012. This campaign is ongoing.

Summary of National Planning Policy

- 3.29 Current national planning policy supports sustainable year round tourism development which brings economic, social and environmental benefits. In addition, there is a strong emphasis both in terms of national planning policies and recent ministerial statements on the importance of supporting and boosting the UK domestic tourism offer.

4. Representations to the Draft Local Plan

4.1 In making our representations, we state for each policy or section whether we object, support or simply wish to comment. Where we object, we provide our justification with regards to the tests of soundness and we make reference to the national planning policy as discussed in our Section 3. The test of soundness are:

- **Positively Prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

4.2 We now set out our representations with regard to the following highlighted sections, policies or paragraph numbers (and in some cases, noting the relevant page numbers).

Chapter 1 – Introduction

P.15 – National Planning Policy Framework

4.3 We have discussed the NPPF at length in section 3. However, we wish to note again lines 6-11 of the text in this section:

“The framework advocates a ‘presumption in favour of sustainable development’ which requires local authorities, in their Local Plans to positively seek opportunities to meet the development needs in their area; and meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.”

(My emphasis underlined)

- 4.4 We support the inclusion of this text. However, we **OBJECT** to the Draft Local Plan on the basis that the Draft Green Gap Policy SD6 and the Draft Coastal Protection Policy PLA2 are not in accordance with the NPPF as they are too restrictive and will not allow for rapid change such as the need for Highfield Grange & Naze Marine Holiday Parks to expand in the future to ensure viability. We will discuss this further on page 21 with regard to Draft Policy SD6 and on page 31 with regard to Draft Policy PLA2 (and the Local Plan Proposals Maps in relation to both).

P.19 – Technical Evidence

Holiday Park Sector Overview (2009)

- 4.5 We welcome and support the inclusion of the Holiday Park Sector Overview (2009) in the supporting technical reports. However, we **OBJECT** to the Draft Local Plan on the grounds that the Plan has not been positively prepared in that it does not entirely follow the recommendations of this supporting report. We make the following comments.
- 4.6 On page vi of the Executive Summary we note that a review of the trends and prospects for the UK holiday park sector suggests a strong future for the industry in Tendring. This section states that there will be an increase in demand for holiday home ownership and that there is market potential and operator demand for the expansion of holiday parks.
- 4.7 The section about planning policy considerations on the following page recommends that planning policies be put in place for amongst other things, *“The expansion of existing holiday parks, subject to adequate screening and landscaping and satisfying flood risk issues”*.
- 4.8 All of Park Resorts holiday parks need to be allowed space to grow in the future. However, in particular, we have previously made representations regarding expansion land for both Valley Farm and Weeley Bridge, neither of which has been taken forward into the Local Plan. In the case of new proposals, we would ensure that any issues in relation to flood risk are resolved and that appropriate landscaping/screening was provided. The draft Local Plan needs to be amended to reflect the recommendations of the 2009 Report and make it possible for Park Resorts’ holiday parks to expand.

- 4.9 We also welcome the findings of the Council’s Employment Study Part 1 (2009) which suggests that a significant proportion of new jobs in the district could come from tourism if the right action is taken by providing an appropriate range of tourist attractions and holiday accommodation.

Chapter 2 – Delivering Sustainable Development

- 4.10 Firstly, we welcome the reference on page 29 at 2.43 to the need to achieve prosperity and to help bring vitality to tourist attractions.

Draft Policy SD1: presumption in favour of sustainable development.

- 4.11 We support this proposed Policy as it is clearly in accordance with the NPPF.

Draft Policy SD2: Urban Settlements

- 4.12 We support this proposed Policy on the grounds that three of Park Resorts’ Parks lie within an urban settlement area (Highfield Grange & Valley Farm in Clacton-on-Sea and Naze Marine in Walton).
- 4.13 However, we **OBJECT to the Draft Policies in Chapters 6 and 8** on the grounds that there are no area policies specific to the needs of holiday parks in these locations to grow, change and expand. We consider that in addition to Draft Policy PRO9 “Holiday Parks”, there should also be policies to deal with holiday parks that are within urban settlements and which enable easier expansion of these parks.
- 4.14 We note that on page 22 of the Local Plan Introduction, it is stated that around 10% of employment in the district is related to tourism and at 3.33 on page 53 that tourism is worth more than £276 million to Tendring. According to the 2009 Holiday Park Sector Overview, there is potential for growth in the holiday park industry. In addition, the Council’s Employment Study Part 1 (2009) suggests that a significant proportion of new jobs in the district could come from tourism if the right action is taken by providing an appropriate range of tourist attractions and holiday accommodation. We consider that the draft policies in Chapters 6 and 8 do not do enough to contribute to this potential for growth.

Draft Policy SD3: Key rural service centres

- 4.15 We welcome and support the inclusion of Weeley/Weeley Heath in this settlement category (and the inclusion of Weeley Bridge Holiday Park within the settlement boundary). However, we **OBJECT** to the contents of the Draft Policy on the grounds that it is not in accordance with national policy as set out in Section 2 of our submission and has not been positively prepared. Our justification is that whilst employment needs are mentioned in the Policy, there is no reference made to the particular needs of tourism enterprises (and specifically in our case holiday parks) and their need to grow in a similar way to businesses and the local housing stock.
- 4.16 This need for growth is particularly clear given the findings of the 2009 Holiday Park Sector Overview, the Councils Employment Study (Part 1 – 2009) and the proposed loss of Tendring holiday parks at Martello (400 plots – Draft Policy FWK6) and Southcliffe Trailer Park (36 plots – mentioned at paragraph 8.23 of the Draft Plan).
- 4.17 We consider that in order for us to withdraw our objection, **there would need to be an amendment to the Policy in respect of the words “employment-related development”** as per the following paraphrased policy (amendment in bold):

POLICY SD3: KEY RURAL SERVICE CENTRES

“The following settlements are classed as ‘Key Rural Service Centres’:

.....

(4) Weeley/Weeley Heath;

.....

These settlements will be the focus for small scale employment-related development **including by tourism enterprises** that reflects their unique rural character, local housing and employment needs and physical, environmental and infrastructure constraints.

.....

More detailed policies and proposals for these settlements are set out in Chapter 11.”

- 4.18 **Secondly, we would request that a set of entirely new policies be created to cover the individual needs of the 7 Key Rural Service Centres in the same way as there is already a suite of policies for the main urban settlements.** The new Policy for Weeley/Weeley Heath would then state that there is a need for expansion of existing holiday parks to ensure that these businesses remain viable and continue to benefit the local communities in which they are located.
- 4.19 We note that on page 22 of the Local Plan Introduction, it is stated that around 10% of employment in the district is related to tourism and at 3.33 on page 53 that tourism is worth more than £276 million to Tendring. According to the 2009 Holiday Park Sector Overview, there is potential for growth in the holiday park industry. In addition, the Council's Employment Study Part 1 (2009) suggests that a significant proportion of new jobs in the district could come from tourism if the right action is taken by providing an appropriate range of tourist attractions and holiday accommodation. We consider that Draft Policy SD3 does not do enough to contribute to this potential for growth. The Policy is therefore unsound.

Draft Policy SD5: Managing Growth

- 4.20 We **OBJECT** to both this Policy and the Draft Proposals Maps in respect of the 2nd paragraph *"For Urban Settlements (Policy SD2) and Key Rural Service Centres (Policy SD3), the Settlement Development Boundaries are defined beyond the extent of existing built development in specific locations to allow planned settlement expansion where necessary to deliver the required levels of growth"*.
- 4.21 We can see no evidence on the proposed Local Plan Proposals Maps as to the settlement boundary being defined beyond the extent of any of Park Resorts' five holiday parks. We therefore can only assume that the local authority do not consider that Valley Farm, Weeley Bridge, Highfield Grange or Naze Marine have any need for future growth. Yet this is despite the findings of the 2009 Holiday Park Sector Overview and the Council's Employment Study Part 1. Furthermore, we have previously submitted representations in respect of site extensions to both Valley Farm and Weeley Bridge.
- 4.22 We therefore consider that the Policy and the proposals map to which it refers are unsound as they have not been positively prepared to take account of identified

development needs and also are not in accordance with national policy on the grounds of ensuring future economic prosperity.

- 4.23 We request that the settlement boundaries are redrawn in order to provide clear opportunities for Park Resorts' holiday parks to expand and grow. Providing such certainty will then ensure that applications come forwards.

Draft Policy SD6: Strategic Green Gaps (& Proposal Map Designation)

- 4.24 We strongly **OBJECT** to both this Policy and the Draft Proposals Maps in respect of the Green Gap designation located to the north/northwest of Clacton-on-sea. We consider that both the Policy and Proposals Map designation (in the region of Highfield Grange Holiday Park) are unsound on the basis of not being in accordance with national planning policy and not being positively prepared to allow for assessed development needs.
- 4.25 The Council may argue that should a planning application be made in the future for an expansion of Highfield Grange onto land to the west (the north being unlikely due to the presence of the B1442 adjacent), it would be possible to make an argument that such a proposal meets the criteria in Draft Policy SD6. However, that would mean identifying a functional need that the holiday park extension could not be delivered on an alternative piece of land outside the Green Gap. GVA have been here before in relation to proposals for other holiday parks and it is almost impossible to prove that holiday caravans could not be located anywhere else within the District.
- 4.26 Given that we are aware of previous refusals for holiday parks seeking to extend into the Green Gaps; we are not certain that the local authority will consider allowing any applications for the extension of holiday parks such as Highfield Grange onto Green Gap land. Therefore we have to object to the designation of land in this location as a green gap. Alternatively, we consider that there needs to be an amendment to the Policy in order to ensure that is also sound.
- 4.27 Turning first to the Green Gap designation, we note that paragraph 2.26 (the preamble to the Policy) states that

"These gaps have been carefully defined in specific locations where there is a genuine risk, due to the close proximity of settlements or neighbourhoods, that any development approved, either in accordance with Policy SD5 above or as an

exception to normal policy, could undermine (in whole or in part) the remaining undeveloped gap and jeopardise those settlements' individual identities".

4.28 Any proposal by our client to expand onto the adjacent land to the west would include new landscaping such as to improve the appearance of the local landscape and form a strong defensible natural boundary to the edge of the expanded park. There would remain a large open area to the west, south and north and the hard urban edge of the settlement in this location would be softened and improved.

4.29 We request an amendment to the Green Gap designation to allow for the future expansion of Highfield Grange Holiday Park to the west.

4.30 Whilst our preference is that the Green Gap designation is amended so as to allow for the potential expansion of Highfield Grange on adjacent land in the future, as an alternative we would support an alteration to policy SD6 that enables expansion of existing holiday parks within green gaps such that the present and future needs of Park Resorts' five holiday parks are catered for.

4.31 Allowing the expansion of Highfield Grange Holiday Park would be in accordance with national planning policy (the NPPF and the Good Practice Guide on Planning for Tourism). As noted in Section 3, the NPPF sets out several objectives to deliver sustainable development, one of which is 'Building a strong, competitive economy'. In support of this objective, paragraph 19 states that:

"Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system."

4.32 Paragraph 21 goes on to state that local planning authorities should support existing business sectors, taking account of whether they are expanding or contracting. Paragraph 28 states that plans should:

"Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres."

- 4.33 The expansion of Highfield Grange onto land to the west could be achieved with improvements to the landscape such as new tree or hedge planting.
- 4.34 We also note that the 2009 Holiday Park Sector Overview as discussed at 4.5-4.9 above recommends allowing holiday parks the potential to expand and grow. Furthermore, the Council's Employment Study Part 1 (2009) suggests that a significant proportion of new jobs in the district could come from tourism if the right action is taken by providing an appropriate range of tourist attractions and holiday accommodation. We consider that the Green Gap designation to the west of Highfield Grange will prevent any future growth of Highfield Grange Holiday Park, itself a large holiday park valued by the local community.
- 4.35 With specific regard to the Draft Policy, we **OBJECT** on the same grounds as set out above. We do not consider that it has been prepared to take account of assessed development needs in the form of supporting technical documents and nor is it in accordance with national planning policy. **However, we would withdraw our objection if the Policy were amended as per the following** (amendment in bold at the end of the policy):

POLICY SD6: STRATEGIC GREEN GAPS

"Within Strategic Green Gaps, as shown on the relevant Policies Maps, development will only be permitted if:

- i) The proposal meets all of the criteria a) to d) in Policy SD5 above;
- ii) the applicant/developer can demonstrate that there is a genuine functional need for the development to be in that specific location and that it cannot be delivered on an alternative piece of land outside of the Strategic Green Gap; or
- iii) the development would involve the creation of green infrastructure that, on balance, would ensure longer-term protection of the gap (in whole or in part) against future built development and improve public access to the countryside.

If development is exceptionally allowed, all reasonable measures should be put in place to minimise the impact on the open nature of the gap and its primary function to maintain physical separation between different settlements or neighbourhoods.

Whilst land ownership would not, in itself, count as a functional reason, where evidence is provided that demonstrates that an established business cannot relocate elsewhere and where future growth cannot be provided on the existing site but rather on adjacent land, then this shall be considered to be a genuine functional need.”

- 4.36 Please note that the first part of this amendment in italics is taken from the preamble to the Policy (line 3-4 of 2.27).
- 4.37 This amendment would ensure that the Strategic Green Gaps are favourable to the expansion of existing holiday park businesses and allow for the growth of this important employment sector particularly where rapid change is required to ensure future viability and continued economic, social and environmental benefits to the communities in which they are located.

Chapter 3 – Planning for Prosperity

Page 53 Tourism

- 4.38 We support paragraph 3.33 of the Local Plan which highlights the importance of tourism to the Tendring district with reference to the Employment Study Part 1 (2009) and Tourism Strategy.

Draft Policy PRO9: Holiday parks.

- 4.39 We welcome the assertion that this Policy makes with regard to the expansion of safeguarded sites including Park Resorts’ five Parks. However, noting the reference in the 3rd paragraph within the Policy to other policies of the Local Plan, we expect that safeguarded holiday parks will be unable to expand into Strategic Green Gap or Coastal Protection Belt designated land. Current adopted local plan policy allows for the extension of designated holiday parks except in cases of Strategic Green Gap or Coastal Protection Areas. This therefore puts our client at a disadvantage compared to other safeguarded sites – that is unless these designations are redrawn in order to allow expansion or the Coastal Protection and Strategic Green Gaps Policies are amended as per our request in section 4.35 above and sections 4.57-4.58 below.

- 4.40 If our proposed changes were made then we would be able to support Draft Policy PR09 in this regard. However, since we cannot guarantee that these changes will be supported, we must **OBJECT** to this Policy.
- 4.41 Our objection is two fold¹. Firstly, the policy is unsound on the basis of not being positively prepared on the basis of assessed development needs and not being in accordance with national policy. This objection is based on the reasons already set out in paragraphs 4.24-4.37 above and we do not consider it necessary to repeat these arguments here.
- 4.42 The Council should recognise that often the only way to really safeguard holiday parks is to allow them to grow and expand whether with new pitches or with space to relocate existing pitches so as to redevelop the existing site, improving existing holiday accommodation or facilities. Park Resorts' five holiday parks whilst afforded safeguarded status are effectively unable to expand due to various land use designations on land adjacent. This is particularly the case with Naze Marine and Highfield Grange.
- 4.43 This need for growth is particularly clear given the findings of the 2009 Holiday Park Sector Overview, the Councils Employment Study (Part 1 – 2009) and the proposed loss of Tendring holiday parks at Martello (400 plots – Draft Policy FWK6) and Southcliffe Trailer Park (36 plots – mentioned at paragraph 8.23 of the Draft Plan).
- 4.44 In order to withdraw our objection to Draft Policy PR09 on this first reason, we would either need to see a change to the Green Gap designation in the vicinity of Highfield Grange and a change to the Coastal Protection designation in the vicinity of Naze Marine, or an amendment to the two respective policies (as set out in 4.35 above and 4.57-4.58 below) **or we would require an amendment to Draft Policy PR09 itself** as per the following paraphrased policy (amendment in bold):

POLICY PR09: HOLIDAY PARKS

¹ Note that the second reason for our objection is stated at 4.46.

“Some of the district’s holiday parks are shown as ‘safeguarded sites’ on the Policies Map and Policies Map Insets. These sites will be protected against redevelopment for alternative uses either in part or in whole.

On ‘other sites’ that are operating as holiday parks but are not specifically shown as safeguarded sites or allocated for an alternative use, proposals for redevelopment will only be considered favourably if the applicant can demonstrate that the current use is no longer economically viable or that the economic benefits of the proposed development would outweigh the loss of the existing operation, having regard to other policies in this Local Plan.

Subject to consideration against other policies in this Local Plan, the Council will support proposals for:

- the extension of safeguarded sites or other existing sites onto adjoining land provided that the development would result in improvements to the overall layout, amenity, appearance and quality of accommodation over the whole site;
- improvements to the range and quality of attractions and facilities at safeguarded sites and other sites; and
- proposals for new holiday parks that comprise well designed timber chalets set on plinths with pitched roofs, ideally located within a wooded or undulating landscape setting that incorporates water features and indoor and outdoor leisure facilities that would be appropriate in a countryside location.

In the case of proposals for the extension of safeguarded sites onto adjoining land designated as a Strategic Green Gap or Coastal Protection Belt, the Council will grant development where the proposal is in accordance with Policies SD6 or PLA2 but in the terms of a genuine functional need (or in the case of PLA2, a critical operational requirement), the Council will accept the argument that an established holiday park cannot relocate elsewhere and that therefore there is a genuine functional need for expansion into adjacent protected land.

The Council will refuse proposals for new static caravan parks, unless they are being specifically created for the relocation of an existing site away from flood risk areas.

.....”

4.45 This amendment would ensure that safeguarded holiday sites are not prevented from expanding (and therefore harmed by the inability to grow) by the presence of a Green Gap or Coastal Protection Belt designation on adjacent land. This will ensure that safeguarded holiday parks can continue to provide economic, social and environmental benefits to the communities in which they are located.

4.46 Our second objection is that the holiday seasonal restrictions set out in the Policy are not in accordance with national policy in the form of the Good Practice Guide on Planning for Tourism (2006).

4.47 The GPGPT remains in force despite the publication of the NPPF in March 2012. It states in Annex B (4.) with regard to seasonal restrictions that:

“Another type of condition that may be appropriate for tourist areas is known as a ‘seasonal occupancy’ condition. This would seek to restrict use of holiday accommodation during particular times of year, perhaps to protect the local environment. This could be used if, for example, use of the premises or the site might affect an important species of bird during its breeding season or when it is winter feeding. Local planning authorities will need to balance the need to impose seasonal occupancy conditions with the wish to avoid exacerbating the seasonal nature of tourism in the locality and its possible adverse effects upon local businesses and jobs.”

4.48 The GPGPT recommends avoiding seasonal restrictions unless there is a need to do so for environmental reasons. Instead it recommends the imposition of conditions which state that the particular park can only be used for holiday purposes, cannot be used residentially and that a register of occupiers and their home addresses is maintained and made available to the local authority for monitoring purposes. We therefore consider the second part of Draft Policy PR09 to be unsound by virtue of not being in accordance with national planning policy.

4.49 We are not concerned with the more restrictive season imposed in cases where a site is located in the vicinity of a designated nature conservation site. **However, we request that this part of the Draft Policy be amended as per the following** paraphrased policy text (amendment in bold):

POLICY PR09: HOLIDAY PARKS

“.....

To ensure that caravans and chalets are not used as residential dwellings, **proposals for new and extended sites will be subject to the following planning condition:**

the caravans (or lodges/cabins/chalets) are occupied for holiday purposes and shall not be occupied as a person’s sole, or main place of residence; the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/lodges/cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Occupancy may be restricted to an appropriate seasonal basis where there is a need to protect a site designated for nature conservation or at risk of flooding unless appropriate mitigation can be agreed following the findings of an ecological, or flood risk, assessment respectively.“

- 4.50 This amendment would ensure that the Draft Policy is in accordance with national planning policy.

Draft Policy PRO10: Camping and Caravanning

- 4.51 Park Resorts parks at Highfield Grange, Naze Marine and Martello Beach also comprise land for touring caravans, campervans and tents and on some of these parks, demand outstrips supply. Having read through Draft Policy PRO10, we consider that it supports the extension of safeguarded sites onto adjacent land providing that there is no issue of flood risk. **However, the Policy does make it clear whether this support would apply on protected land such as Coastal Protection Belt or Strategic Green Gap (irrespective of Flood Risk) and if this is not the case we would have to OBJECT and request an amendment to the Policy as per the following** (amendment in bold). In addition, we object to the wording of the occupancy/season section for the same reasons as set out above in 4.46-4.50.

“The Council will support proposals for:

- new camping or touring caravan parks;

- extensions to existing camping and touring caravan parks onto adjoining land **including land designated as Strategic Green Gap or Coastal Protection Belt** provided that the land is outside the flood risk areas; and
- the extension of safeguarded holiday parks (as shown on the Policies Map and Policies Map Insets) or non-safeguarded sites onto adjoining **land including land designated as Strategic Green Gap or Coastal Protection Belt** to provide pitches for camping and touring caravans land provided that they fall outside the flood risk zones.

The provision of such facilities must be accompanied, as a minimum, by electricity pick-up points for each caravan pitch, facilities for drinking water, toilets, showers, washing facilities and waste water. The Council will support proposals for on-site recreational facilities subject to the requirements of other policies in this Local Plan.

To ensure tents and touring caravans are not used as residential dwellings, **proposals for new and extended sites will be subject to the following planning condition:**

the caravans (or motorhomes/tents) are occupied for holiday purposes and shall not be occupied as a person's sole, or main place of residence; the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/motorhomes/tents on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Occupancy may be restricted to an appropriate seasonal basis where there is a need to protect a site designated for nature conservation or at risk of flooding unless appropriate mitigation can be agreed following the findings of an ecological, or flood risk, assessment respectively."

- 4.52 This amendment would ensure that the Draft Policy is in accordance with national planning policy.

Draft Policy PRO14: Employment Sites

- 4.53 The presence of a designated employment site on land to the northeast of Naze Marine Holiday Park is a barrier to future growth. Naze Marine Holiday Park is a popular park with Park Resorts customers and demand frequently outstrips supply. We are

therefore disappointed to find that no effort has been made to identify potential land for expansion of this popular holiday park in order to support the local economy in accordance with national planning policy. We have to **OBJECT** to the proposed Employment Site in this location as Naze Marine could potentially expand into this land.

- 4.54 We note that part of the employment allocation to the northeast of Naze Marine is currently underdeveloped and that particularly the western half is somewhat of a mess. Naze Marine could potentially expand into the strip of land shown outlined in red on the following aerial photo extract (courtesy of Google) but the presence of the employment land and coastal protection belt designations (which we shall discuss below at 4.56) would prevent this. By allowing such a change, there would still be benefits to the economy through new jobs and spending in the local economy by holidaymakers.



- 4.55 On the basis that the Employment land allocation in this location part restricts the future expansion of Naze Marine, we have to object to this Policy as it has not been positively prepared to take account of assessed needs and is not in accordance with national planning policy for the reasons set out elsewhere in this submission. **We would withdraw our objection if the safeguarded holiday park designation that covers Naze Marine**

were extended to include the strip of land shown at 4.54 or if a new site specific policy were drawn up promote a potential dual use of the land (i.e. either for employment purposes or as an extension of Naze Marine Holiday Park). This could be achieved through a site specific policy on the Local Plan Proposals Maps together with a new Policy within Chapter 8 of the Local Plan. We shall discuss this again at 4.66 below. This would be consistent with national planning policy particularly in respect of paragraph 22 of the NPPF, which states that (my emphasis underlined):

“Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”

Chapter 5 – Planning for Places

Draft Policy PLA2 Coastal Protection Policy

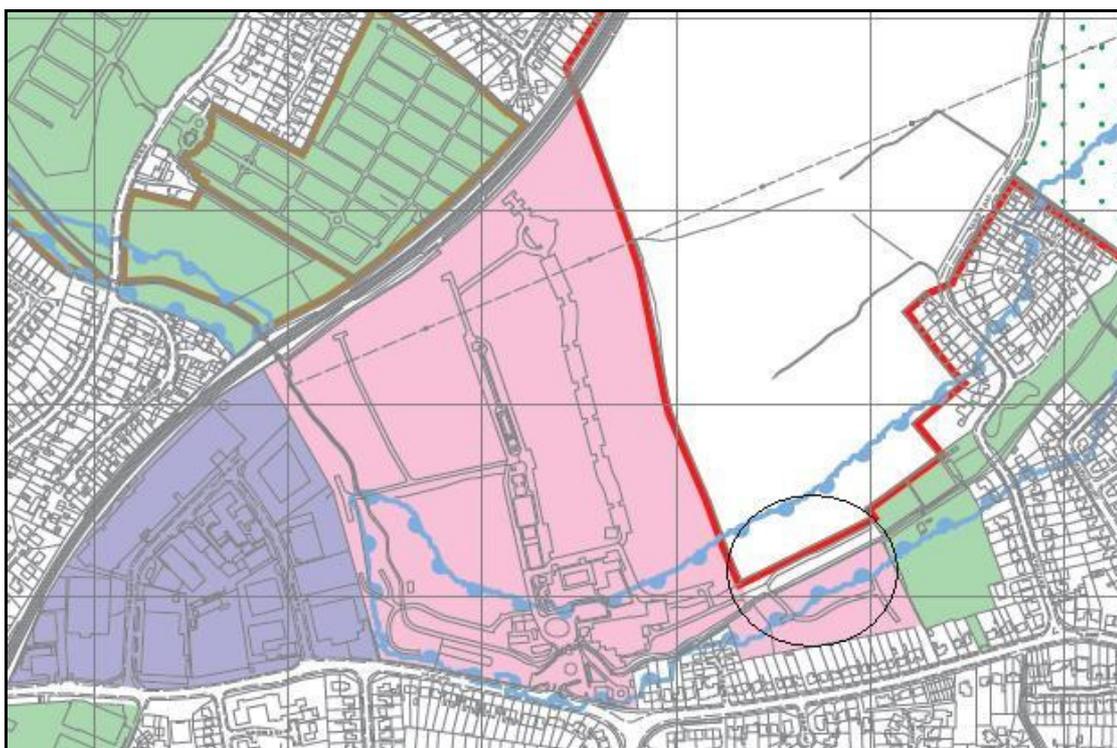
- 4.56 Both Martello Beach and Naze Marine Holiday Parks are bordered by land designated as Coastal Protection Belt. We have no comments to make with regard to Martello Beach. However, as per our representations set out above at 4.53-4.55, we consider that there is scope for Naze Marine to expand onto a strip of land adjacent to its Northern edge which is currently part Employment Land and part Coastal Protection Belt.
- 4.57 We have requested in 4.55 that part of the employment land designation be amended to allow dual use by holiday parks as well. However, for completeness, the Coastal Protection Belt in this area would also need to be amended so as to allow for the whole of the strip of land identified at 4.54 to be re-designated as a site specific holiday park expansion area policy (or instead included within the existing Naze Marine Safeguarded Holiday Park designation).
- 4.58 On the basis that the Coastal Protection Belt in this location restricts the future expansion of Naze Marine, we have to **OBJECT** to this Policy as it has not been positively prepared to take account of assessed needs and is not in accordance with national

planning policy for the reasons set out elsewhere in this submission. **We would withdraw our objection if the safeguarded holiday park designation that covers Naze Marine were extended to include the strip of land shown at 4.54 or if a new site specific policy were drawn up to cover this parcel of land.** We shall discuss this again at 4.67 below.

Draft Policy PLA5 The Countryside Landscape

4.59 The countryside designation affects both Weeley Bridge Holiday Park and Valley Farm Holiday Park. We discuss Valley Farm first and then Weeley Bridge from 4.64 onwards.

4.60 Firstly, we have to say that we are delighted to find that Valley Farm is now bordered to the east by countryside as opposed to the Strategic Green Gap as per the current adopted local plan. However, we note that a strip of land north of the Brook is not included within the pink safeguarded holiday park designation but is part of Valley Farm Holiday Park and is occupied by static caravans. The area in question is shown below denoted by the black circle:



4.61 Now, we note that the land coloured white is within the settlement boundary and **so we presume this is a simple drafting error which you will rectify but if not, then we have to OBJECT to this omission.** The inclusion of this small strip of land as countryside will

make it harder for our client to redevelop this land with new accommodation of facilities should Park Resorts wish to do so and this designation is therefore inconsistent with the NPPF and locally assessed needs.

- 4.62 Notwithstanding the above objection, we also wish to **OBJECT** to the countryside designation on the basis that we had previously submitted a representation (as outlined in 1.4-1.5) to have the land to the east of Valley Farm included on the proposals map as a new mixed housing/holiday park/open space and local community facility designation. True, the downgrading of the land from Strategic Green Gap to countryside does improve Park Resorts chances of one day obtaining planning permission to extend onto this land. However, without an extension of the pink safeguarded holiday park allocation into this land, Park Resorts have no certainty that undertaking preliminary work with respect to such an application (such as negotiating with the land owner) will be worthwhile.
- 4.63 Therefore, the inclusion of this land as countryside is not in accordance with the NPPF particularly paragraphs 154 and 157 (as set out above at 3.11-3.12) as the countryside policy designation in this location is not sufficiently clear in order to provide certainty to a developer as to how a proposal will be received. **We request that the countryside in this location is amended so as to provide for a part of the land to be included within the Valley Farm Safeguarded Holiday Park allocation.**
- 4.64 With respect to Weeley Bridge Holiday Park, we note that the adjacent land to the north is designated as countryside and that this is as per the adopted local plan. However, we have previously made Local Development Framework representations (as outlined at 1.6) to request the inclusion of at least a triangle of land to the north. Without such a designation, whilst the Draft Local Plan Policy PL5 does make it easier subject to landscape conservation & enhancement, to extend holiday parks into the countryside, Park Resorts would have no certainty that preparing and making a planning application would be worthwhile.
- 4.65 For this reason, we have to OBJECT to the designation of part of the land to the north of Weeley Bridge on the grounds that the Policy is not in accordance with the NPPF in respect to paragraphs 154 and 157 (as set out above at 3.11-3.12). **We request that the countryside in this location is amended so as to provide for a part of the land to be included within the Weeley Bridge Safeguarded Holiday Park allocation.**

Chapter 8 – Frinton, Walton and Kirby Cross

- 4.66 As per our representations set out at 4.53-4.55 and 4.56-4.58, we **OBJECT** to the Coastal Protection Belt and Employment Land allocations as located just North of Naze Marine Holiday Park as they both serve as a potential barrier to the expansion of the popular Naze Marine Holiday Park. However we would withdraw these objections if either (a) the Naze Marine safeguarded holiday park allocation were amended in order to include the strip of land shown above at 4.55 or (b) a new site specific policy designation were added to comprise of this strip of land and for a new corresponding Policy to be added within Chapter 8 (hence we make these representations here).
- 4.67 **Such a new site specific Policy would allow for the dual use of the eastern part of the strip of land** (i.e. that shown as employment land) **for either holiday park or employment land and would allow for holiday park expansion on the western part of the strip of land** (i.e. that shown as coastal protection belt).
- 4.68 This would accord with national planning policy and locally assessed needs in terms of allowing for the growth of holiday parks.



RECEIVED
24 DEC 2012

**Tendring District Local Plan:
Proposed Submission Draft (2012)
REPRESENTATION FORM**

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:
R.T. WILKIN AND PARTNERS

If an organisation, please provide a contact name: DAVID WILKIN

E-mail: Tel No: [REDACTED]

Address (put the organisation address if relevant): [REDACTED]
[REDACTED] Post Code: [REDACTED]

If you are an agent acting on behalf of someone please provide your details here

Name of agent:

If an organisation, please provide a contact name:

E-mail: Tel No:

Address (put the organisation address if relevant):

..... Post Code:

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support

Object

(Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **"Positively Prepared"** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **"Justified"** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **"Effective"** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **"Consistent with national policy"** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
POLICY COS15 DEVELOPMENT EAST OF THORPE ROAD	SEE ATTACHED, OVER LEAF

Policy COS15 : Development East of Thorpe Road

We own the working arable and livestock farm to the eastern boundary of the proposed development area above. We have several concerns about this area being released for residential development.

- 1) Half of this area has already been released for industrial development and has planning permission granted on it, with a few units already in construction. If this area were to be redesignated for housing, new areas of arable or green belt land would need to be released for industrial use in its place. A more sensible idea would be to release smaller areas of land for housing so that infilling between existing housing could occur in the main areas of local villages.
- 2) Over development of the site. If this area was released for housing it should be of very low density and in keeping with the character of the area, taking into consideration the size of the existing housing in that area which are large detached dwellings with large gardens, and not like the planning application that has already been made for 250 dwellings on half of the proposed area. This is a bit premature as the local plan is still in consultation with the public.
- 3) The local Primary and Secondary Schools are already over subscribed each year and a large amount of housing in that area could mean the schools not being able to cope with the demands made on them. At present there are no bus routes along that part of Thorpe Road and Holland Road so any elderly people would have a job getting about.
- 4) The area proposed has been prone to flooding in the past and a large amount of housing in that area would alter the drainage of the site even if main sewers were provided (all existing properties in that area have cess pits or tanks.) There will be a greater amount of surface water from roads, hard standing, driveways and soakaways causing possible flooding and soil erosion to our land and surrounding properties, several of these have flooded in the past. Most of the surface water from our land and the northern half of the proposed development area drains into the main tributary of Holland Brook which has not been dredged for 20 years and is only now four foot deep. With a larger amount of surface water to contend with, it will not be able to cope and flood a lot more than it already does, causing problems on the surrounding roads and possible flooding to homes at the Clacton end of Sladburys Lane.
- 5) We have heard that any proposed housing in that area will be to supply homes for the employees of the industrial estate and Factory Shopping outlet. This is hard to justify as several units on the industrial unit are empty and the rest of the units employees already have homes elsewhere. The factory shopping outlet has half its shops empty with more disappearing each time I visit, so I cannot see much demand coming from there, and Clacton Town itself is not

providing much employment at the moment so why encourage developers to build large housing estates which will only be filled by people from outside the area who will find it extremely hard to find work locally creating even more unemployment in an area already with a high unemployment level.

- 6) The junction of Thorpe Road and Holland Road is already fairly dangerous. It has poor visibility from Thorpe Road looking to the left down Holland Road. Fatalities have already occurred there. The increase in traffic a large amount of housing would provide, will increase the amount of accidents in that area and more fatalities could happen.
- 7) We own the eastern boundary to the proposed development area right up to Holland Road. In the past we have had problems with boundary encroachment on other parts of our land. This boundary is an Ancient Hedgerow and ditch and includes several rare Service trees, therefore if any development were to take place, guarantees will be needed that this will remain untouched.
- 8) There is a Barn Owl box in our boundary hedge to the east of proposed development area. It is inspected every year by the North East Essex and South Suffolk Barn Owl Conservation group. Although it was not used this year a pair of Barn Owls have been present in that box in 2003,2008,2009 and 2010. There is also another breeding pair of Barn Owls well within half a mile of the proposed development area. They have nested successfully and reared young to fledging in 2004,2005,2006,2007,2008,2010,2011 and this year2012. The Barn Owl is a listed Schedule 1 bird and needs rough grassland to hunt over. The northern end to the development area is mainly made up of rough grassland that is why one of the pairs has nested successfully since 2004. The Barn Owls are seen regularly hunting in that area If this grassland was developed into housing there would not be sufficient grassland left within half a mile radius of their nesting site, which they need to breed and both of these pairs would disappear.
- 9) As we are a working farm trying to make a living out of farming any development would need to be of restricted height along the eastern boundary of the proposed area so as not to restrict the light to the crops in our adjoining field. Laylandi hedges or earth banks should not be used along this boundary as they would also restrict light to our crops.
- 10) If the proposed area was released for development, any developer would have to make sure that there is no access along the eastern boundary for the general public and their pets to enter our adjoining field. We have already experienced this to a degree where our land adjoins the industrial estate (dirt bikes, quad bikes, children making play areas and dog walkers.) They not only damage our crops they also put themselves in danger as we use machinery and sprays on our fields regularly throughout the year.
- 11) We have also had problems with rubbish being dumped and litter blown onto our land where it adjoins the industrial estate. This again damages our crops and machinery and can cause harm to our livestock if it becomes incorporated into the straw at harvest time. So if the land adjoining our boundary were to be

released for housing any plans would have to incorporate a way to prevent this from occurring.

--	--

If you are objecting to the plan, do you consider It necessary to speak at the public examination?

Yes

No

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

--

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed:

[Redacted Signature]

Date: 20/12/2012

All representations must be received by the Council no later than 16:00 on Monday 7th January 2013. Any submissions received after this deadline cannot be considered.

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.



The Planning Policy Manager
Department of Planning
Tendring District Council
Council Offices
Thorpe Road
Weeley
Clacton-on-Sea
Essex C016 9AJ

By email and post

4 January 2013

let.019.KH.LC.05060002

Indigo Planning Limited



Dear Sir or Madam

**TENDRING DISTRICT LOCAL PLAN PROPOSED SUBMISSION DRAFT
CONSULTATION**

We write on behalf of our client, Sainsbury's Supermarkets Ltd, in respect of the recently published District Local Plan consultation document.

Sainsbury's currently operates a store at Clacton-on-Sea and are keen to improve their convenience retail offer in the District. As such, Sainsbury's wish to be involved in the Council's Local Development Framework process. We set out our representations below.

We are particularly concerned with policy PRO6 which states that proposals for retail, leisure or office development outside defined centres will only be permitted in exceptional circumstances. The circumstances set out in the proposed policy are particularly prescriptive, including that the development is to have an internal floor area less than 250 square metres. This is overly restrictive and would compromise the Government's objectives for promoting sustainable economic growth and will jeopardise the viability of developments. Paragraph 182 of the NPPF states that Local Plans must be positively prepared and should be consistent with national policy which looks to '*enable the delivery of sustainable development*'. PRO6 is not compatible with the NPPF as it would have a limiting and restrictive effect that would discourage sustainable economic development. In order to remain consistent with the NPPF the threshold should be set at 2,500 square metres.

At paragraph 182 the NPPF states that to be sound Local Plans must be justified and represent '*the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence*'. Limiting the size of retail, leisure or office development in out of centre locations to only 250 square metres has not been justified as the most appropriate strategy. Its restrictive nature does not allow for applications to be considered case by case by their merits or encourage a positive approach to decision-taking as set out in paragraph 186 of the NPPF.

Registered office
Swan Court
Worple Road
London SW19 4JS
Registered number 2078863

Directors
Simon Neate
BA (Hons) MRTPI
Philip Villars
BA (Hons) MRTPI
Ian Laverick
BSc (Arch) BArch (Hons 1)
RIBA FRAIA
Bill Davidson
BA (Hons) DipTP DipUD MRTPI
Mathew Mainwaring
BA (Hons) MRTPI
Sean McGrath
BA (Hons) MSc MRTPI
Tim Waring
BA (Hons) MRTPI
Helen Greenhalgh
BA (Hons) DipTP MRTPI
Doug Hann
BA (Hons) MTP L MSc MRTPI
Mike Kemsley
FCA FCMII MBIFM MPMI FRSA

Consultant
John Spain
BBS MRUP MRICS MRTPI MIPI

**Also in Manchester, Leeds
and Dublin**

The exceptional circumstances set out in policy PRO6 are far more restrictive than NPPF policy which permits retail development outside of centres provided that it satisfies the sequential and impact tests. A flexible approach should be taken that allows defined centres and sites outside defined centres to evolve over time and respond to changing circumstances and market demand. We do not consider that there is a need for a policy as set out in PRO6. Such policy lacks flexibility and would discourage economic growth and competition. New retail development should be considered against the requirements of the sequential and impact tests as set out in the NPPF.

We trust that the above comments will be taken into consideration in preparation of the revised Local Plan. Sainsbury's are keen to invest further in Tendring District and we trust that our representations on this matter will be taken into account.

Should you wish to discuss these representations further please do not hesitate to contact me or my colleague Leanne Croft.

Yours faithfully

A black rectangular redaction box covering the signature of Sean McGrath.

Sean McGrath

cc: Mr A Pepler, Sainsbury's
Mr R Oxley, Sainsbury's

Ref: NLP002332

Date Added: 1/7/2013 2:40:30 PM

Chapter: 3. Planning for Prosperity Section: Retail, Leisure and Office Development

Handled by Agent: Y

Consultee: Mr

Consultee Job Title:

Consultee Organisation: Sainsbury's Supermarket Limited

Consultee Address:

Consultee Email:

Consultee Phone:

Agent: Miss Leanne Croft

Agent Job Title:

Agent Organisation: Indigo Planning

Agent Address: [REDACTED]

Agent Phone: [REDACTED]

Support or Objection: Object

Justification: Please refer to covering letter.

Want to Speak at Public Examination: Y

Justification:

Approved: Y

Approved Date: 1/7/2013 2:51:47 PM

Attachment: Y

Added by Council: N

Reply: N

Notes:

Ref: NLP002332

Date Added: 1/7/2013 2:40:30 PM

Chapter: 3. Planning for Prosperity Section: Retail, Leisure and Office Development

Handled by Agent: Y

Consultee: Mr

Consultee Job Title:

Consultee Organisation: Sainsbury's Supermarket Limited

Consultee Address:

Consultee Email:

Consultee Phone:

Agent: Miss Leanne Croft

Agent Job Title:

Agent Organisation: Indigo Planning

Agent Address: [REDACTED]

Agent Email: [REDACTED]

Agent Phone: [REDACTED]

Support or Objection: Object

Justification: Please refer to covering letter.

Want to Speak at Public Examination: Y

Justification:

Approved: Y

Approved Date: 1/7/2013 2:51:47 PM

Attachment: Y

Added by Council: N

Reply: N

Notes:



**Tendring District Local Plan:
Proposed Submission Draft (2012)
REPRESENTATION FORM**

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:
..... T. N. H. PROPERTIES LTD

If an organisation, please provide a contact name: MR. D. THOMPSON

E-mail: Tel No: [REDACTED]

Address (put the organisation address if relevant): [REDACTED] ..
..... [REDACTED] Post Code: [REDACTED]

If you are an agent acting on behalf of someone please provide your details here

Name of agent: COASTSIDE LETTINGS

If an organisation, please provide a contact name: KATE CLARK

E-mail: [REDACTED] .. Tel No: [REDACTED]

Address (put the organisation address if relevant): [REDACTED] ..
..... [REDACTED] Post Code: [REDACTED]

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support Object (Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following 'tests of soundness'. The tests of soundness say that Local Plans must be:

- **"Positively Prepared"** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **"Justified"** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **"Effective"** – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- **"Consistent with national policy"** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
<p>POLICY COS 9 ANQUERED HOTEL PROPOSAL SECTION 6 6.26 - 6.30</p>	<p>THIS IS AN AREA OF CONSERVATION THE HOTEL WILL NOT BE IN KEEPING WITH THE REST OF THE AREA. THE POSITION OF THE HOTEL WILL RESTRICT THE OUTLOOK OF MANY BUILDINGS ON THE SEAFRONS FOR WHICH THEY PAID A GOOD PRICE FOR. ALSO MANY RENTED PROPERTIES PAY A GOOD RENT FOR THE LOCATION THERE ARE MANY HOTELS WHO HAVE COME OUT OF BUSINESS, DUE TO LACK OF TRADE. UNAFFORDABLE NEW HOTEL WILL NOT BE VIABLE OR COST EFFECTIVE</p>

ANOTHER CAFE WITHIN THE HOTEL WILL NOT BRING BUSINESS TO CACTON, ONLY TAKE AWAY FROM OTHER SMALL BUSINESS, WHICH ARE STRUGGLING NOW. THERE ARE MANY CAFES + RESTAURANTS SHUTTING DOWN

IT WILL DE-VALUE OUR PROPERTIES BY THIS AREA. MY OWN BLOCK BEING ONE OF AT LEAST FIVE OTHERS

IT WILL AFFECT ROAD TRAFFIC AND ACCESS TO THE BEACH AND MARINE PARADE. IT WILL CAUSE MORE TRAFFIC TO CARNARVON ROAD

THERE IS NO VALID ESTABLISHMENT NEED AND AND WE FEEL THIS APPLICATION IS NOT JUSTIFIED

--	--

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes No (Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

--

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed: 	Date: 5/1/2013
---	-----------------------

All representations must be received by the Council no later than 16:00 on Monday 7th January 2013. Any submissions received after this deadline cannot be considered.

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.

Our Ref: TMB/DM/MOC/C6774A

20 December 2012

The Planning Policy Manager
Planning Department
Tendring District Council
Council Offices
Thorpe Road
Weeley
Clacton-on-Sea
Essex. C016 9AJ

RECEIVED
21 DEC 2012

Dear Sir/Madam

**RE: TENDRING DISTRICT LOCAL PLAN
PROPOSED SUBMISSION DRAFT (2012)
REPRESENTATION (OBJECTION) ON BEHALF OF TENDRING HOLIDAY
CARAVAN PARK OPERATORS
POLICY PRO9 (HOLIDAY PARKS)**

I refer to the above matter and the Tendring District Local Plan: Proposed Submission Draft (2012) which is currently under review.

Please now find enclosed herewith our due objection to Policy PRO9 (Holiday Parks) on behalf of Tendring Holiday Caravan Park Operators.

We trust you will find this to be in order and look forward to receiving confirmation of registration of this representation ahead of the 7.1.13 deadline.

Please do not hesitate to contact me direct if you require any additional information or clarification in the meantime.

Yours faithfully
CHARLES F JONES & SON LLP


DAVID A MIDDLETON BSc (Hons) MRICS

Enc



Specialist Leisure Consultants
Valuation • Rating • Agency • Planning & Development

Advisors to NCC, NPHC, HCA, NFU, BALPPA, CC, Regional Advisers to BH&HPA

A limited liability partnership registered in England and Wales No. OC300815
Registered Office as above.



RECEIVED
21 DEC 2012

**Tendring District Local Plan:
Proposed Submission Draft (2012)**

REPRESENTATION FORM

This is the representation form to use for giving us your comments on the Proposed Submission Draft of the new Tendring District Local Plan. The document itself is available to view on the Council's website (www.tendringdc.gov.uk) and hard copies are available at the District Council offices at Weeley, the Town Hall at Clacton and at all the libraries in the district.

Please fill in the form carefully and clearly as illegible forms may not be considered.

PART A – DETAILS OF PERSON OR ORGANISATION MAKING THE REPRESENTATION

PLEASE PRINT ALL DETAILS

Name of person or organisation making the representation:
.....TENDRING HOLIDAY CARAVAN PARK OPERATORS.....

If an organisation, please provide a contact name:

E-mail: Tel No:

Address (put the organisation address if relevant):

..... Post Code:

If you are an agent acting on behalf of someone please provide your details here

Name of agent: ...CHARLES F. JONES & SON LLP.....

If an organisation, please provide a contact name: ...MR. DAVID MIDDLETON.....

E-mail: Tel No:

Address (put the organisation address if relevant):

..... Post Code:

Please remember to notify us if your contact details change.

PART B – DETAILS OF REPRESENTATION

Do you wish to support or object to the Local Plan?

Support Object (Please tick one box)

Please tell us why. If you are objecting, you will need to explain how the plan fails to meet one or more of the following 'tests of soundness'. The tests of soundness say that Local Plans must be:

- "Positively Prepared" – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- "Justified" – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- "Effective" – the plan should be deliverable over its plan period and based on effective joint working on cross-boundary strategic priorities; and
- "Consistent with national policy" – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

In making your comments, please be sure to indicate which policy or proposal it is you are supporting or objecting to and if objecting, what changes you think should be made to the plan.

What section of the plan are you commenting on?	Comment(s)
POLICY PRO9 (HOLIDAY PARKS)	SEE ATTACHED SHEET FOR DETAILS OF OBJECTION

--	--

If you are objecting to the plan, do you consider it necessary to speak at the public examination?

Yes

No

(Please tick one box)

If you wish to speak at the examination, please outline why you consider this to be necessary:

(Please note that the Inspector will determine what issue will be debated and who will be invited to speak at the examination)

TO EXPAND UPON THIS REPRESENTATION/OBJECTION.

FAIR PROCESSING NOTICE – DATA PROTECTION ACT 1998

Please note that any comments submitted cannot be treated as private and confidential and may be made available for public inspection. Respondents' details will be held on a database in accordance with the terms of Tendring District Council's registration with the UK Information Commissioner pursuant to the Data Protection Act 1998.

Please sign and date this form: Signed:

Date: 20/12/2012

All representations must be received by the Council no later than 16:00 on Monday 7th January 2013.
Any submissions received after this deadline cannot be considered.

Please return completed forms to: The Planning Policy Manager, Planning Department, Tendring District Council, Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ.

TENDRING DISTRICT LOCAL PLAN PROPOSED SUBMISSION DRAFT (2012)

POLICY PRO9 (HOLIDAY PARKS)

OBJECTION ON BEHALF OF:

TENDRING HOLIDAY CARAVAN PARK OPERATORS

The positive policy objective of PRO9 (Holiday Parks) is welcomed as this generally recognises the importance of the holiday caravan sector in Tendring and the positive economic and social contribution holiday caravan parks make to the area.

It is noted that certain caravan parks are to be safeguarded against alternative forms of development to again recognise the importance of holiday parks and the tourism sector to Tendring.

This positive policy stance is in accordance with national planning advice contained within the National Planning Policy Framework (NPPF) and the Good Practice Guide on Planning for Tourism (2006). It is also consistent with the basis of Policy PRO7 (Tourism) and the recognition, for example, of Key Rural Service Centres under Chapter 11 of the Local Plan.

Whilst the basis of Policy PRO9 is broadly welcomed, strong objection is nevertheless made to the presumption against the development of *new* holiday caravan parks (other than “well designed timber chalets”) during the plan period.

It is totally unacceptable and fundamentally wrong to preclude against the establishment of new static holiday caravan parks (except for timber lodge sites) and an objection is made to this part of PRO9 in the strongest terms.

There is no sound reason or justification to exclude development proposals for the establishment of new sites, of any size or scale, where it can be demonstrated that they are in sustainable locations which would positively contribute to the economy of Tendring. Such scenarios are fully recognised in other economic and tourism policies of the Submission Draft Local Plan with sustainability being the basis for tourism related development within the NPPF and the Good Practice guide on Planning for Tourism

To limit any new sites to “*timber chalet developments located within woodland or undulating landscape settings*” will quite clearly encourage unsustainable forms of development to emerge and it is therefore an unrealistic policy objective and development criteria for landowners and potential applicants.

As a result it is unacceptable to exclude the provision of new static caravan parks, particularly where these are likely to be small in scale, and which would meet demand for one of the most popular forms of holiday accommodation in Tendring.

Cont....

(2)

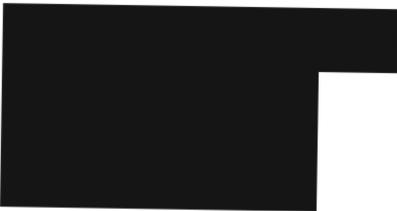
The importance of all forms of holiday caravan accommodation is fully recognised and supported within the Tendring Holiday Park Sector Review (2009). The findings and conclusions of this Report support both the need to establish new static holiday caravan parks and the expansion of existing parks in having regard to current and future levels of demand.

In view of this Policy PRO9 (Holiday Parks), as presently drafted, does not meet the requisite 'tests of soundness' that apply to the Local Plan insofar as;

1. Policy PRO9 has not been positively prepared
2. The presumption against the establishment of *new* static holiday caravan parks is not justified; and
3. To exclude the provision of *new* static holiday caravan parks is not consistent with current national policy, including the provisions of the NPPF and the Good Practice Guide on Planning for Tourism (2006).

Policy PRO9 should therefore be suitably amended to allow for the provision of new static holiday caravan parks (not just timber lodge sites), in addition to the extension of existing sites, based on the individual merits and sustainability of such proposals and in accordance with those other policies that apply within the Local Plan.

20 December 2012



Ref: NLP002318

Date Added: 1/7/2013 1:47:21 PM

Chapter: 2. Delivering Sustainable Development **Section:** Smaller Rural Settlements

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: The 6% increase in housing, spread among the smaller settlements is not logical. While strongly supporting the principle of allowing development in settlements to provide much needed housing and support local communities any new housing allowed must be relevant and appropriate to the community and there should be some direct benefit to the community to improve local facilities or amenity generally. This requires detailed consideration of each community with suitable sites, appropriate types of housing and measurable benefits to the community stated.

Want to Speak at Public Examination: Y

Justification:

Approved: Y

Approved Date: 1/7/2013 2:00:05 PM

Attachment: N

Added by Council: N

Reply: N

Notes: Summarised by GA 8 Jan 2013

Ref: NLP002319

Date Added: 1/7/2013 2:00:26 PM

Chapter: 2. Delivering Sustainable Development **Section:** Sustainable Construction

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: While agreeing with the principle of sustainable construction the policy as written is not robust. The policy should be either quite specific in the energy saving measures required or Supplementary Planning Guidance should be provided setting out requirements. At the time a decision is taken to invest in making a planning application it is fundamental to the design and the cost of the building to know what standards are to be achieved, whether it is to be the current Building Regulation Standards (which are already quite high) or a higher standard. For example this can affect the amount and positioning of the glazing. Code for Sustainable Homes or BREEM will also require design stage energy assessments which I assume the council will need as part of the application.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 2:14:07 PM

Attachment: N

Added by Council: N

Reply: N

Notes: Summarised by GA on 8 Jan 2013

Ref: NLP002321

Date Added: 1/7/2013 2:21:12 PM

Chapter: 4. Planning for People **Section:** Housing Layout in Tendring

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: I object to 'Cul-de-Sacs' will not be permitted. there is no justification for this. The statement could be expanded to explain what the council is trying to achieve but a simple policy objection may well significantly limit the development potential of a site. Any road that is not a through road is a cul-de-sac and while I support the ambition I cannot see that this is workable.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 2:51:16 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002323

Date Added: 1/7/2013 2:25:37 PM

Chapter: 4. Planning for People **Section:** Housing Choice

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: The housing mix is arbitrary and not supported with any justification. While I support the idea of a mix of units on any development this needs to be site specific and related to the needs of and the existing mix within the neighbourhood

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 2:51:57 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002325

Date Added: 1/7/2013 2:29:18 PM

Chapter: 4. Planning for People **Section:** Aspirational Housing

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: An aspirational house need not be detached to achieve the councils objectives

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 2:50:50 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002329

Date Added: 1/7/2013 2:37:00 PM

Chapter: 4. Planning for People **Section:** Family Housing

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: The narrative states that a viability assessment may be prepared by the application, commissioned by the council but paid for by the applicant. I object to this in that the person commissioned to prepare the report should be agreed between the council and the applicant. If this cannot be agreed then the applicant should be free to commission their own report for assessment by the council and the applicant would then meet their own costs and the council's costs in making the assessment. This needs to be agreed prior to the submission of the application.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 2:50:43 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002334

Date Added: 1/7/2013 2:42:40 PM

Chapter: 4. Planning for People **Section:** Flats, Apartments and Maisonettes

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: This policy is unduly restrictive and not justified based upon evidence. Flats can be useful accommodation to provide affordable homes and mass in built form to improve designs.

Want to Speak at Public Examination: N

Justification:

Approved: Y

Approved Date: 1/7/2013 2:52:11 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002352

Date Added: 1/7/2013 3:27:20 PM

Chapter: Appendix 2: Internal Space Standards for Housing **Section:**

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: The policy has not been fully assessed as to its implications on other policies in this Plan. While supporting the principle of minimum space standards this will when taken together with housing mix proposals and arcadian design have an impact on the site densities that can be achieved. A lifetime home requirement tends to increase the floor areas beyond those floor areas that the council now propose. There will be a significant impact on construction costs. When taken with the reduced densities that will be the result of increased floor areas, increased amenity space, increased car parking requirements and low property values in the district as a whole my fear is that many sites will not be viable and this will reduce the supply of housing sites in many areas. Viability assessments carried out on current sites show that current schemes are barely viable. The prediction for future growth in property values is bleak so I foresee little change. In my opinion it is not adequate to simply take the Mayor of London's Design Standards without an impact assessment. Property values are somewhat higher in London which allows better margins.

Want to Speak at Public Examination: Y

Justification:

Approved: Y

Approved Date: 1/7/2013 3:50:40 PM

Attachment: N

Added by Council: N

Reply: N

Notes:

Ref: NLP002353

Date Added: 1/7/2013 3:38:29 PM

Chapter: Appendix 3: Estimated Dwelling Numbers for Allocated Sites **Section:**

Handled by Agent: N

Consultee: Mr Tim Snow

Consultee Job Title:

Consultee Organisation: Tim Snow Architects Ltd

Consultee Address: [REDACTED]

Consultee Email: [REDACTED]

Consultee Phone: [REDACTED]

Agent:

Agent Job Title:

Agent Organisation:

Agent Address:

Agent Email:

Agent Phone:

Support or Objection: Object

Justification: I am in fact neutral on this because I do not have the information readily available to make a judgement. My concern is that the councils proposed changes in dwelling size, garden size, parking provision, presumption against flats etc, will have a significant impact in the density of development that can be achieved on a site. The councils might have taken this into account when preparing these figures but I cannot judge. If they have not the housing provision might be insufficient. I have not carried out a detailed assessment on the councils proposals but in my experience where site densities of 30 units per hectare + have been achieved historically the new proposals are unlikely to achieve 20 units per hectare.

Want to Speak at Public Examination: Y

Justification:

Approved: Y

Approved Date: 1/7/2013 3:45:14 PM

Attachment: N

Added by Council: N

Reply: N

Notes: